

Planning Statement and Description of Proposals

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

INTRODUCTION

This Planning Statement is provided as required by Camden Planning Guidance.

It is supported by:

- a) a Heritage Statement which sets out the brief history and an overview of the historical significance of 2 New Square and
- b) a Design and Access Statement which explains the design principles and concepts for the planning application and explains the access arrangements for a development which only requires such a statement because of its location within the Bloomsbury Conservation Area, as required by the Town and Country Planning (Development Management Procedure) (England) Order S.I. 2010/2184, Article 8(1)(h).

This planning statement explains:

1. how the proposals accord with the development plan, supplementary planning documents, development briefs and the National Planning Policy Framework 2012 and with the statutory obligations in respect of listed buildings and conservation areas;
2. the principles and justification for the proposed works;
3. the details of the individual items of work required.

Although the elements of the refurbishment for which planning permission is required are relatively limited, the requirement for listed building consent is wider. The proposals are, therefore, considered overall and without distinguishing whether or not planning permission is actually required for each item.

1. HOW THE PROPOSALS ACCORD WITH PLANNING POLICY
 - i) THE DEVELOPMENT PLAN (LOCAL DEVELOPMENT FRAMEWORK INCLUDING SUPPLEMENTARY PLANNING DOCUMENTS AND LONDON PLAN)
 - ii) OTHER MATERIAL CONSIDERATIONS (NATIONAL PLANNING POLICY FRAMEWORK ("NPPF"))
 - iii) STATUTORY OBLIGATIONS

i) THE DEVELOPMENT PLAN

The Development Plan for the purposes of s.38(6) Planning and Compulsory Purchase Act 2004 comprises the Camden Local Development Framework; and the London Plan 2011.

The Local Development Framework ("LDF") **Core Strategy**, adopted in 2010, Policy CS8 specifically recognises the importance of professional services and "knowledge industries" within Camden and the need to promote a successful and inclusive Camden economy:

"The success of our economy relies on the wide variety of employment sectors that are present in the borough including, professional and business services, the growing 'knowledge economy', for example higher education and research and creative industries such as design, fashion and publishing."

In particular, the policy itself states:

"b) support Camden's industries by:
- safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers;"

The current proposals seek to safeguard the modern needs of the legal services part of the employment sector upon which Camden's success is to rely. The modern needs of successful Barristers' Chambers underlie this application to refurbish premises.

The LDF **Camden Development Policies**, adopted 2010, para. 13.2 support Core Strategy policy CS8 and the continued use of premises for appropriate business uses. Policy DP25 Conserving Camden's heritage provides:

"Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

...

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

...

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

...

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building."

The proposals contained in the planning and listed building applications have been specifically restricted to those which accord with this policy. The Conservation Area character and setting which is the same as that of the Inn itself, will be preserved and enhanced by a guaranteed future for this building in its intended use. The works proposed will cause no harm to the building itself nor to its setting. No change of use is proposed. In fact the only item visible from outside that could affect either part of the policy is the provision of a wheelchair lift. That is addressed in para. 25.14 of the Development Policies:

“25.14 Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs, and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.”

The reasoning behind the solution chosen and the fact that permission had already been granted previously for a lift demonstrate that the approach has been exhaustively considered by the Inn's EA (previously DDA) Committee. The intention is to provide a facility which is capable of serving not just this building but its neighbouring buildings on either side. This will serve the entire eastern terrace of New Square. An existing lift serves the southern and part of the western terrace (Nos. 4-9) in a similar manner. There is no connection between the eastern and southern terraces at basement level. The lift will have the least impact on the setting of the buildings. Any alteration to the raised steps to each ground floor entrance would be intrusive and would duplicate the intrusion.

The proposal fully accord with the LDF Development policies.

Supplementary Planning Documents

CPG 1 Camden Planning Guidance Design, section 3 Heritage aims to provide inclusive access to listed buildings and supports the statutory requirements for development to listed buildings and/or within conservation areas for a sustainable future.

Bloomsbury Conservation Area Appraisal and Management Strategy, adopted draft 18 April 2011, section 2 sets out the statutory duties for designation of a Conservation Area and then provides the justification for the designation of the Bloomsbury area including Lincoln's Inn.

The Appraisal then summarises the special interest in section 3 before assessing individual areas in great detail. Paras. 5.141 – 5.156 assess the relevant Sub Area 9 for the application site but New Square alone in Lincoln's Inn is not identified as of particular or any note. This lack of comparative importance is probably an oversight.

In any event, the proposals fully accord with the aims and intentions of the Appraisal SPD.

London Plan July 2011. The proposals accord with the relevant economic policies in Chapter 4 of the Plan and with the Heritage policies of Chapter 7. In particular:

“Policy 7.8 Heritage assets

...

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”

“Policy 7.9 Heritage-led regeneration

Strategic

A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.”

These two policies encapsulate the intention behind the current application, namely, the regeneration of the original use whilst respecting and conserving the features of the building so that they may be restored and re-used. In particular, the comparative importance of the building has been recognised and the repair proposed does not exceed that which is proportionate to guaranteeing a suitable, sustainable and viable future use.

ii) OTHER MATERIAL CONSIDERATIONS

NPPF 2012

The NPPF applies with effect from 27th March 2012. PPS 5 is replaced. It is, therefore, now essential to re-assess the proposal against the NPPF.

- i) Applications must be determined in accordance with the development plan (para. 11);

- ii) There will be a presumption in favour of sustainable development (paras. 14 and 197);
- iii) Local planning authorities should look for solutions rather than problems and seek to approve applications for sustainable development where possible. (para. 187);
- iv) Core planning principles at para.17 include:
 "...proactively drive and support sustainable economic development to deliver the ... business and industrial units ... that the country needs..."
 "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations";
- v) "... Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system" – para.19. "To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century" – para. 21;
- vi) "In determining planning applications, local planning authorities should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness" – para. 131.
- vii) Para. 132 introduces the comparative weight to be given to different heritage assets: "The more important the asset, the greater the weight should be";
- viii) Different approaches apply to proposals causing "substantial harm" – para.133 and those causing "less than substantial harm – para. 134. In the latter case, the less than substantial harm "should be weighed against the public benefits of the proposal including securing its optimum viable use".

As the Inn has explained, this application does not involve any harm to its listed building. The building in question is not one of its heritage assets that has a high comparative ranking within the Inn or within the Conservation Area. Even if there was considered to be some harm, it would not be substantial and would be outweighed by the public benefit of securing the optimum viable use of the building for the foreseeable future.

iii) STATUTORY OBLIGATIONS

The application also meets the requirements of the statutory duties:

s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1991:

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or ... 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.”

s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1991:

“(1) In the exercise, with respect to any building or other land in a conservation area, of any functions under or by virtue of [the planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The application will preserve and enhance the character of the conservation area and the introduction of the necessary wheelchair lift will also enhance the appearance of the conservation area when compared to any alternative scheme. The works to the building will achieve the aim of preserving the building and its setting by retaining the historic internal layout and minimising any interventions. They are commensurate with the overriding objective of putting the building back into the use for which it was designed and ensuring that the facilities provided are sufficient to guarantee the continuation of that use for the foreseeable future.

2 PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS

The overriding principles applied to these applications are that:

- i) the proposed works should cause as little intervention in the historic fabric as is possible
 - ii) the proposed works should cause no harm to No.2 as a designated heritage asset (i.e. neither substantial harm nor less than substantial harm in the terms of NPPF paras. 133 and 134)
 - iii) if, however, any particular item of work is considered to cause some degree of harm, that that harm should not be greater than that which is outweighed by the need to secure the optimum viable future use of the building for its original and intended purpose for the foreseeable future.
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- i) The works proposed are identified in the section 3 below and full details and plans are provided with the applications. None of these, either individually or collectively are such as to amount to harmful or significant interventions in the existing fabric. They are designed to be the minimum possible to refurbish the building and make it workable as Barristers Chambers.
 - ii) Whether viewed individually or as a whole the proposed works will leave the building unharmed in any way. Its character and appearance will be retained in a better state than as left by the outgoing tenant.

- iii) Should any individual item of necessary work be considered harmful either singly or cumulatively, its effect is outweighed by the policy imperative for designated heritage assets that the best use for them remains their original use and that for which they were built.

Modern Barristers' Chambers have certain basic requirements. When the buildings in New Square were built and probably for the next century the typical business unit in which a barrister practiced was very small. Essentially, it consisted of an established practitioner who took a set of chambers, typically a suite of four rooms on one side of a staircase, which he might then choose to share with his "devils" or more junior practitioners. The buildings in New Square were built to accommodate this arrangement, with suites of four rooms on several floors on either side of a central staircase. During the 20th Century, barristers, although self-employed and not linked with one another as a firm, tended to congregate in larger sets, jointly employing clerks and other administrative staff. Such sets of barristers (known as Chambers) might occupy the suites on both sides of the staircase or on more than one floor. Over the last 40 years, in order to remain viable, the size of Barristers' Chambers has increased progressively so that it is now quite common for a set to comprise fifty barristers or more. There are several reasons for this, among which is the need to employ more support staff; the cost of IT, books; the increase in regulatory requirement; and the need to provide the better facilities required by a wider and more demanding range of clients. The larger the set the easier it is to absorb these and other costs more viably. The Inns of Court have sometimes struggled to accommodate these requirements. When they have been unable to do so, a number of Barristers' Chambers have had to move out of their traditional locations and take space outside the Inns of Court.

No.2 New Square is a building with about 40 rooms on five floors. It provides a rare opportunity to accommodate a single, largish set of forty to fifty barristers in one building. In addition to private working rooms for barristers, a Chambers of this size will require a dedicated reception, conference or meeting rooms and waiting area, and a large clerks room, preferably not sub-divided, where the clerks can easily liaise with each other. The Inn accepts, of course, that it is important to preserve the historic layout of its buildings as far as possible while, at the same time, equipping them for the business and requirements of the modern Bar.

The Inn's objective is to rationalise the accommodation in a planned, consistent and conservative manner. It proposes to incorporate a step free access to make the building accessible to wheelchair users. The Inn needs to provide for the incorporation of modern

technology and data services and sustainable energy efficiency in its heating and cooling systems, in order to secure the use of No.2 for the foreseeable future. The works proposed are the minimum possible to meet the current working demands for a modern set of Chambers.

Lincoln's Inn exists to educate and thereafter house its professional members in what may be considered their traditional home. The facilities offered have to match those required and expected by the users of the legal services provided.

3. THE DETAILS OF THE INDIVIDUAL ITEMS OF WORK REQUIRED

As part of the evolution of the design of the refurbishment works required for 2 New Square there has been pre-application engagement with English Heritage and Camden's Conservation Officers¹. The Officers have visited the building and have been consulted three times over the past six months on detailed matters of the evolving optimum design solution. This accords with the requirements of NPPF paras. 188-192. The current proposals have followed the Officers' advice.

These applications are for the following works:

- i) Internal Lift and underpinning
- ii) Removal of asbestos
- iii) Refurbishment and treatment/preservation of joists etc. where necessary
- iv) Introduction of Cintec anchors
- v) Removal of "pugging"
- vi) New Lavatories
- vii) Services (IT, electrical and heating)
- viii) Introduction of Roof-top and basement plant
- ix) Removal of recent partitioning and recent shelving
- x) Rebuilding of stairway from ground floor to basement
- xi) External Wheelchair lift
- xii) Fittings and wall surfaces
- xiii) Narrow central rooms facing square

Each work is detailed on the submitted plans and photographs.

¹ Alan Wito, Camden Senior Planner (Conservation) Officer, Richard Parish, English Heritage Historic Buildings and Areas Adviser, and Alessandra Perrone, English Heritage Assistant Historic Buildings and Areas Adviser, have visited the property and been consulted as the design has developed, the most recent meeting being on 21 March 2012. Jonathan Markwell, Camden Senior Planning Officer, has provided a pre-application written consultation on policy and planning permission considerations.

Existing architraves, cornices and skirting will be retained wherever possible. Any necessary repairs or renewals will match existing detailing, quality of finish, scale. The type of architrave, cornice, dado and skirting in each room is noted on the proposed floor plans. Appropriate, materials will be used to blend with the existing surrounding fabric. All modern existing bookcases will be removed.

i) Internal Lift and Underpinning

The introduction of the lift will involve the loss of some historic fabric and the lift will be visible from the corridor but the location selected is the least intrusive possible. It has been chosen so as not to impact on the larger rooms that face onto the square and to have the least impact on the original floor plan, simply truncating the corridor behind the central spine wall or replacing WCs that have previously been introduced into the building. Even though existing WCs on the upper floors are currently provided at the northern end the building, that location was chosen for the lift because at the southern end of No. 2 there is an existing opening in the party wall to the accommodation of 3rd floor north, 3 New Square. If a lift were to be situated there it would cause greater impact on the historic fabric and original floor plan. The visual details of the proposed lift can be seen on the drawings submitted with this application. It has been designed with wood architrave, rather than aluminium surrounds, to be in keeping with the surrounding accommodation.

The northern party wall will need to be underpinned to support the extra weight introduced by the new internal lift shaft and to assist with the stability of the building. Underpinning has been successfully undertaken elsewhere in the Inn and Michael Hadi Associates' Structural Note to accompany planning application explains the detail, methodology and justification for the required localised works.

The introduction of the internal and external lifts to provide step free access accords with Camden's Development Policy DP29 – Improving Access, in respect of which the Council expects all buildings to meet the highest practicable standards of access and inclusion. It also accords with the NPPF by improving working conditions and accessibility.

This improvement is to be balanced against the slight loss of historic Victorian fabric, but we believe the best solution has been identified, in consultation with the Council's officers and English Heritage. An internal lift is essential. The impact has been minimised. The benefit far outweighs the changes needed to accommodate it.

Lifts have been considered essential to refurbishment and have been permitted in numerous other buildings within the Inn, including Nos. 4-5, 6 and 10 New Square.

ii) Removal of asbestos

Asbestos has been found in some localised areas, as detailed in the attached summary report, photographs and plans from Air Surveys Limited, Environmental Consultants. The asbestos occurs in conjunction with relatively modern interventions and it is proposed that it is safely removed before refurbishment starts.

iii) Refurbishment and treatment/preservation of joists etc. where necessary

A full structural investigation has been undertaken by Michael Hadi Associates Ltd. The detail, methodology and justification of the required works are in their Structural Report on Existing Floor Capacity submitted with this application. There is a limit to the structural strength of the cast iron beams. Unlike other forms of beams where there would be warning signs of overloading, cast iron beams do not give such signs before failing because of overloading. To protect the integrity of the beams and to reduce the threat of overloading it is prudent to remove any unnecessary weight. An example is given in v) below where the reduction in the amount of "pugging" is proposed.

There are two jack arches beneath the ground floor staircase landing which thrust against each other for support. To open up and remove the kitchen above the staircase one jack arch is to be removed. The remaining jack arch needs to be resisted by new structure. New high tensile ties are proposed and Michael Hadi Associates' Structural Note, drawings and document show the detail and methodology.

iv) Introduction of Cintec Anchors

Cintec anchors are needed for the front and rear elevations at all levels to stop any further damage and movement of those elevations. In the late 1980s the outer skin of No. 3 New Square fell away and had to be repaired.

Michael Hadi Associates' drawing SK-09 and Structural Note show the detail and methodology of the required works. The anchors fix into the party wall as shown on drawing SK-09. The only visible intervention into the fabric would be to the elevations themselves. A 60mm hole would be carefully drilled into the brickwork, with a masonry plug being extracted and maintained for replacement. After the steel anchor with textile sock is inserted, the retained masonry plug is re-installed with

matching mortar. The anchor head is thereby concealed and would not be noticeable to the passer-by. There is a photograph of a similar intervention on drawing SK-09.

v) Removal of “pugging”

In order to obtain a prudent margin of structural stability for the cast iron beams, unnecessary loading is to be removed. Reduction of the dead load on the beams was adopted in preference to intrusive intervention to strengthen the beams. The “pugging” is a cheap but heavy waste material which sits between the floorboards and the secondary joists. It was introduced as an early form of sound-proofing and is brittle. Its removal will also assist the installation of the service pipes to the individual FCUs in each room, limiting the need to intervene in other fabric. The floorboards will be lifted; the “pugging” removed and replaced with modern lightweight soundproofing material; the floorboards will then be replaced, relieving some unnecessary loading on the beams. The proposed floorplans SK-01 to 04 annexed to the Structural Note indicate the areas where “pugging” is likely to need to be removed and replaced.

vi) New Lavatories

The location of the lavatories at the southern end of the corridors has been chosen for similar and complementary reasons to those dictating the location of the internal lift. In addition, the largest vertical ducts have been introduced into these two areas to minimise disruption elsewhere and to avoid impacting on adjacent chimney breasts.

The existing basement lavatories were added in a rear yard in the 1950s. These have subsequently been refurbished and are shown in photographs 42-47. It is proposed to refurbish and rearrange the toilets; to redesign the disabled toilet; to remove the tea point and to provide more WC stalls.

The location of the toilets will, like the internal lift at the northern end of the corridor, replace cupboards and partition with simple Victorian detailing. This improvement is balanced against the slight loss of Victorian fabric, but we believe that the best solution has been identified, in consultation with the Council's officers and English Heritage. As with the lift, the impact of the location of new lavatories has been minimised and the benefit far outweighs the changes needed to accommodate them.

vii) Services (IT, electrical and heating)

Service Risers are required to allow the services and waste pipe-work to reach all areas of the building. The main risers have been located at the rear of the proposed WCs and adjacent to the lift and smaller risers have been placed adjacent to the staircase to minimise their impact on the fabric and appearance.

The cast iron beams run from the central spine wall to the front and rear elevations and block the path of the service runs across the building. To allow the services to run horizontally from the service risers to each room and to avoid cutting through the beams, a suspended ceiling in the corridor behind the central spine wall is proposed. All existing cornices in these areas will be retained, though hidden, in the corridors.

From the suspended ceiling central corridor the heating services pipework will run through under the floor above to the individual FCUs in those rooms on the next floor.

The M&E services drawings produced by Aura show that only if it is found to be unavoidable will any localised holes have to be drilled in the beams to allow pipe-work to pass to individual FCUs. This might happen, for example, if the only route available occurs where gap between the cast iron beam and floorboards is not large enough to take the pipe-work. This will be avoided wherever possible and if, when fully opened up during works, there are other options of avoiding this intervention then these will be taken. However, in case other options are not available then the detail and methodology of localised drilling needed is set out in Michael Hadi Associates' Structural Note and drawings SK-06 and SK-10.

viii) Introduction of Roof-top and basement plant

A heat rejection unit will be sited on the north eastern section of flat roof at the rear of the building. The plant has been carefully located as far back from the eastern elevation of the building as possible. The unit chosen is the smallest suitable and with the greatest sound attenuation level achievable. The impact on the surrounding is minimised.

The north eastern section of flat roof at the rear of the building has been re-lined and insulated, under listed building consent reference 2007/1623/L, and is, itself, of no historic significance. The beams below the flat roof are not those introduced after the fire in 1849 and do not match them. Further additional support will be required for the increased load of the plant and its acoustic attenuation screening.

The plant is described in the Report of Allaway Acoustics its location is shown on Proposal Drawings 5655/205 and 209. An acoustic screen is to be provided to protect the amenity of the occupants of No.2 and of the adjacent properties. The proposed rear elevation drawing 5655/209 shows the nearest residential dwelling and its windows to the plant units.

A new and slightly taller access hatch is proposed to improve access for maintenance. The new hatch will broadly be in the same place as the existing and will be hidden from view in the central gully of the front and rear pitches. The detail of the new access hatch can be seen in the proposed roof access details drawing 5655/404.

Any necessary repairs to the remaining pitched roofs will be undertaken and any currently missing members will be replaced as like-for-like repairs. The pitched roof was refurbished along with the flat roof under listed building consent reference 2007/1623/L and is also of no historic significance.

There is a small parapet at the top of the rear elevation which assists in ensuring that the roof-top units will not be visible from nearby streets or from immediately adjacent buildings; the only location the rear elevation can be seen at ground level is in New Square Passage. The roof, plant and acoustic screening will not be visible from here. They will only be able to be seen by the occupiers of the rear upper levels of the buildings fronting Chancery Lane. As can be seen from the location plan these are set well back and beyond the two-storey building, 16 New Square.

The roof-top plant is as small and unobtrusive as it can be and is to be located in a position as far removed from sight as it can be. These are the criteria that resulted from consultations with Officers and which achieve the optimum result. The refurbishment of the building allows the introduction of a sustainable energy efficient heating and cooling system on the roof-top and at basement level together replacing the inefficient chillers on the external basement elevation.

The remainder of the plant (boilers and main chiller) is located at the back of the basement level vaults. The vaults open onto the rear yard facing the rear elevation windows of 2 New Square. The existing doors to the vaults need to be widened to allow the installation of the plant. The new acoustic widened doors are shown on the proposed basement floor plan and will be attenuated so as to ensure that noise will not affect the occupants of 2 New Square or any neighbouring buildings.

The plant, its design and location accord with chapter 11: Building Services Equipment, of Camden Planning Guidance 1 as well as with LDF Development Policies DP24, DP26 and DP28.

ix) Removal of recent partitioning and recent shelving

All recent shelving will be removed as part of the refurbishment. Recent partitioning will be removed from rooms noted as conference 1 in the basement; barrister 16 on second floor; barrister 20 and barrister 23 on the third floor to return the rooms to their original layout. These are identified in red on the Proposals Drawings.

The modern glazed partition in the rear north part of the accommodation at basement level is to be replaced with a solid partition, which is intersected by a new partition to create a corridor for access to the internal lift. Little historic fabric is affected by these proposals as can be seen in photographs 74-78. The existing cornice, shown as type C1 on the skirtings, architrave & cornice details drawing, will be matched and extended on these new partitions.

The communications room in the rear south accommodation at basement level, shown in photographs 60 and 61, is a modern intervention and is proposed to be removed along with the air conditioning units fixed to the walls. Most of the cornice remains, but the lost cornice and architrave will be replaced and matched with the existing. The room will be returned to its original layout.

A modern rear partition to the north on the ground floor, shown in photographs 21-24, is to be removed to open up the space for a reception as required by a modern barrister set of chambers. The cornice on the exterior wall will be matched to the existing and extended to fill the gap from the partition. The gap from the partition on the central spine wall will be tidied and hidden by the suspended ceiling.

A modern addition of a porch into this rear room, shown in photographs 15 and 16, will be removed. As can be seen in the photograph 15, most of the cornice remains under the suspended ceiling. A riser is introduced into the area revealed by the removal of the porch.

Similar porches on the northern accommodation on the first floor (photographs 89, 90 and 93) and southern accommodation on the second floor (photographs 105-107) are to be removed and new risers will be introduced into the revealed areas, thereby limiting their impact.

The thin partition between rooms marked as barrister 17 and 18 on the third floor, as can be seen on photographs 149 and 150, is to be replaced with a thicker partition to assist with sound proofing between the rooms.

A kitchenette had been unsympathetically inserted into the room identified as barrister 19 and shown in photographs 141 and 142. This relatively modern addition is removed in these proposals so as to return the room to its original layout.

x) Rebuilding of stairway from ground floor to basement

The staircase to the basement is constructed of concrete and is too steep for comfort and safety. It results in a cramped layout in the basement. It is a relatively modern intervention having been constructed in the 1950s. Before then the basements were separately accessed, having no inter-communication with the rest of the building.

A new shallower staircase with four extra risers is proposed to match the other staircase pitches within the building. The staircase will be cantilevered stone with concrete steps to the base of the stairs. Detail of the proposed staircase is on section X-X of Proposed Drawing 5655/206. Due to their being at the wrong angle for the new staircase, the modern wall panels on the staircase will be removed and replaced with new panels to match the existing detail.

The opening to the rear addition is to be narrowed to allow the staircase to extend further and be shallower than existing. The relatively modern opening can be seen in photographs 40 and 41.

xi) External Wheelchair Lift

Currently, access to the building is either by 6 external steps from the street to the main entrance or via a gap in the railings and steps down to the basement area and then into the building. The Equalities Act 2010 requires building owners to seek to provide inclusive access particularly where the possibility arises on refurbishment. The design of the lift has been based upon the guidance in 'Easy Access to Historic Buildings', published by English Heritage. The provision of such a lift helps fulfil the access policy pursued by Lincoln's Inn, as explained in the Design and Access statement.

The location equalises travel distances for access to Nos. 1 and 3 in the eastern terrace.

An opening would be inserted into the railings to access a platform. The iron work around the platform would match the detailing of the existing railings and is shown in the drawings submitted with this application. A lift, behind existing railing, would be accessed from this platform. It was not possible to achieve the necessary levels at a location to the north of the existing steps down to the basement.

xii) Fittings and Wall Surfaces

Some doors have been removed or are in locations created by interventions. Weightman and Bullen's floor plan drawings of the proposal show which doors will be retained and the detail of the proposed replacement doors. All oak doors will be retained. Photographs of all doors to be removed are shown in the photographic survey cross referenced with the door references on the proposed floor plans.

There will be a new entrance door in the entrance passageway and new external doors to the rear basement yards. These are a security requirement. New entrance doors have been installed in other buildings around New Square, including 6 New Square. The entrance corridor presently only has modern detailing so there will be no resultant loss of historic details or fabric.

New bookcases are shown on the proposed drawings, however these are only intended to be indicative and subject to change as the type and position of bookcases are for an occupier to choose. However, no bookshelves shown interfere with any historical fabric of the building.

All walls will be skimmed to smooth and even them. The condition of the plaster is poor and after local repairs, filling of cracks, insertion of sockets the finish would be very poor if it is not skimmed. The skimming will add 2-3mm to the wall. This would impact on some of the walls which have recessed moulded plastered skirtings, as noted on the proposed plans and details drawing 5655/400B. With recessed moulded skirtings, it is too difficult to keep the edge straight, the skirting would be out of line with the wall and the effect is never satisfactory. Where there are moulded plastered skirtings it is proposed that these will be retained behind new painted timber skirtings, as shown in skirting type S3 on drawing 5655/400B.

xiii) Narrow Central Rooms

The central rooms that face the square on first, second and third floors are very narrow and too small for use as barristers rooms. The rooms are very basic, with unremarkable or no detailing remaining. It is intended to use the front of the rooms as a tea points with a glazed screen separating this from copying facilities. Where there have been previous interventions of doorways they are proposed to be either fixed shut or removed.

Summary

The remaining floor by floor proposals not separately described above can be summarised floor by floor:

Basement

The basement accommodation has had a high level of previous intervention to its historic fabric. In these proposals, two openings under the staircase are required to create a corridor behind the central spine wall. This will replicate the corridors on the upper floors. The existing walls to be opened are shown in photographs 56, 57, 58 and 74.

A corridor of simple partitions in front of the central spine wall to the middle two front rooms, shown in photographs 63-68, are proposed to be removed. This will allow the front rooms be made larger. The circulation space would not be needed as it would merely duplicate the corridor behind the central spine wall. The type C1 cornices will be matched and extended on the new partitions.

The opening shown in photographs 54 and 55 to the room noted as conference 6 on the Proposed Drawing 5655/200 is to be blocked up and the room is to be accessed from the newly created corridor.

A kitchen is noted on the Proposed Drawing 5655/200. This will be a domestic standard kitchen for staff personal lunch preparation and other small food preparation purposes.

The lifts and risers have been described above and the fabric required to be removed at basement level can be seen in photographs 56, 62, 74 and 76.

Ground

The kitchen over the staircase and the opening to it are proposed to be removed. It has little use and by removing the structure it will open up the staircase, matching the upper floors by providing a window and the resulting natural light. The area is hatched red on Proposals Drawing 5655/200.

The lift, WCs and risers have been described above and the simple Victorian fabric required to be removed at ground floor level can be seen in photographs 11, 16, 25, 30, 31, 35 and 36.

First Floor

There is an existing corridor behind the central spine wall, however new partitions are proposed to define the corridor and for the insertion of risers on either side of the staircase: Proposals Drawing 5655/202. Some of the existing partitions have already been lost to allow for the existing essential risers for services. The minimal loss of the simple Victorian detail, as shown in photographs 80 and 90-94, is outweighed by the practical arrangement the corridor provides.

Second Floor

A new doorway is proposed through the central spine wall to give access from the corridor as with the other rooms in the building. The simple detail in this area can be seen on photographs 101 and 104 and Proposal Drawing 5655/203.

The rest of the interventions on the second floor are covered by the main point's i-xiii above.

Third Floor

The Third floor has least amount of historical fabric. The partitions of the existing corridor to the northern end of the building are replaced to realign to the new lift. Photographs of the partitions can be seen on photographs 145 and 147-151.

Due to the modern partitions subdividing the rooms marked as barrister 23 and 24 on the Proposed Drawing 5655/204, recent doors have been introduced through the original partition. These doorways are to be removed as part of returning the rooms closer to their original layout. Previously blocked doorways into the rooms marked as 'hot desk' and barrister 24 are opened up to provide access. Under consultation with English Heritage and Camden's Conservation Officers, the partition dividing these rooms is deliberately retained so that one room does not have two fireplaces.

A partition has been added in the room marked as barrister 21 in the Proposed Drawing 5655/204 to allow a second wc at the south end of the third floor level. This is necessary to retain the existing opening in the party wall to the accommodation of 3rd floor north, 3 New Square. As can be seen in photographs 133 and 134, there is very little existing detailing remaining and the ceiling is suspended, so little if any harm is done to the historic fabric and is far outweighed by the benefit of the extra facilities.