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6 Lincolns Inn Fields, London, WC2A 3BP

DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT

January 2012



INTRODUCTION

1. This document is submitted in support of an application for Listed Building Consent for the installation of air conditioning, the replacement of cornice to the first floor rear room and alterations to the panelling to the west walls to the ground, first and second floors at 6 Lincolns Inn Fields, London, WC2A 3BP, and comprises two separate statements; a Design and Access Statement and a Heritage Statement. An application for planning permission is not required as no development of the property is being undertaken and the work relates only to alterations.
2. Listed Building Consent was granted for 'Alterations and extensions in association with the change of use from Offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension and internal alterations' in accordance with details submitted with an application given the reference 2009/0376/L. Although not included in the work to which the consent related, air conditioning units were introduced into the left hand recesses at the side of each of the fireplaces within the front and rear rooms in the basement, ground, first and second floors. Changes were made to the panelling so that the units were incorporated into cupboards that are in character with the overall panelling pattern, and in places these replaced pre-existing cupboard and shelf units. Changes were also made to the panelling around the chimney breasts and in some locations these were boxed out to accommodate the pipe runs associated with the air conditioning units. That work in turn included replacement of the cornice in the first floor rear room in a manner that replicates the original cornice in the adjacent front room and therefore respects the character of the property.
3. This application therefore seeks consent for two specific but linked elements of work. First, the introduction of the air conditioning system, individual units on the western wall of each of the ground, first and second floor rooms and an external unit within the roofscape of the property. Second, replacement and adaptation of the panelling on the west wall of each of the ground, first



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and second floor rooms to replicate the original form of panelling and replacement of the cornice in the first floor rear room.

THE SITE AND ITS SURROUNDINGS

4. The property is located to the north side of Lincolns Inn Fields, and is part of a terrace of three early to mid 18th Century buildings. The property is Grade II listed and is constructed of multi-coloured stock brick, with a tiled mansard roof with dormers, and is five storeys in total which includes a basement and attic. The ground floor is raised by approximately a metre from pavement level, which affords the basement some aspect. The facade has simple four pane sash windows with brick flat arched lintels, and there is a render band below the first floor windows, and a rendered cornice above the second floor windows. The brick above the second floor windows has also been rendered. To the rear access can be gained from Whetstone Park, which leads into a new part two and part three storey extension which was permitted under applications 2009/0376/L and 2009/0376/P.
5. The property is surrounded by a range of commercial and residential properties to the east, west and north and to the south it overlooks the gardens which form the central feature of Lincolns Inn Fields.

DESIGN AND ACCESS STATEMENT

DESIGN CONSIDERATIONS

Amount of development

6. The proposals relate to the installation of air conditioning and alterations to the panelling of the west walls of the ground, first and second floors within the property and will therefore not result in the creation of any new floor space.



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Layout

7. The overall layout of the building will remain unaltered by the proposals.

Scale

8. The proposed alterations are to the internal fabric of the property rather than its scale. The installation of air conditioning, and the proposed alterations to the panelling will not therefore adversely affect the character of the building in terms of its size.

Landscape

9. The application for listed building consent relates solely to the air conditioning and the proposed alterations to the panelling and does not incorporate any landscaping proposals.

Appearance

10. The installation of the air conditioning will create cupboards within the recesses of the fireplaces to all floors and the relevant pipe work will be located behind the panelling and run vertically throughout the building. As a result the panelling within the affected recesses will be brought forward by 50mm which is not considered to result in a detrimental impact on the internal character of the rooms or the property as a whole. The external air conditioning unit is located on the roof and sits within a valley. The scale and location of the unit means that it is not visible within the building or within the surrounding area and therefore it is not considered to result in any harm to the appearance of the property or the surrounding conservation area.

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11. The replacement cornice within the first floor rear room replicates the cornice within the front first floor room and is considered to therefore respect the character of the property and impacts positively on its appearance.
12. The alterations to the panelling will retain setbacks within the panelling and cornice within front rooms to the first and second floor, and the proposed panelling to the ground floor front room, first floor front and rear rooms and to the second floor front room will reflect the original details. This will ensure that the panelling reflects the original character of the panelling and enhance the appearance of these rooms to the benefit of the overall character of the property.
13. With regard to the panelling to the second floor rear room the original application and plan 02/100F showed cupboards to be inserted into the recesses. The current proposal keeps the recesses and reflects original survey information and is considered to be more appropriate and retain the character of the property.

ACCESS CONSIDERATIONS

14. Access to the property will remain unaffected by the proposals and it will continue to be accessed from both Lincolns Inn Fields and Whetstone Park.

PLANNING CONTEXT

Planning Policy Statement 5 – Planning for the historic environment

15. PPS 5 sets out the Government's national planning policies on the conservation of the historic environment, and relates to heritage assets that possess a level of interest that justifies designation and also those that are not designated but which are of heritage interest. The objectives for planning for the historic environment are; to deliver sustainable development by recognising the

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benefits of heritage conservation and to recognise that heritage assets are a non-renewable resource; to conserve England's heritage assets in a manner appropriate to their significance; and to contribute to our knowledge and understanding of our past.

16. Paragraph HE7.2 states that when considering the impact of a proposal on any heritage asset, local planning authorities should take into account the significance of the asset and the value it holds. This understanding should be used to minimise the conflict between conservation and any aspect of the proposals. The proposals are not considered to negatively affect the significance of the property and the alterations to the panelling will replicate the character of the original and will retain detailing, including steps within the cornicing, which will enhance the existing character and appearance of the property.
17. The installation of the air conditioning and the associated pipe runs and external unit is also not considered to result in any detrimental harm to the character or historic fabric of the building and utilises recesses that exist to the side of the fireplaces within the property. The pipe runs will be located behind the panelling which will be brought forward by 50mm which is not considered to result in a detrimental impact on the property, and the external unit on the roof is located so as not be intrusive on the building or within the wider Conservation Area.
18. The proposals will therefore maintain the heritage assets value and the proposals are considered to comply with this policy statement.

HERITAGE STATEMENT

19. No. 6 Lincoln's Inn Fields is one of three Grade II listed terraced properties located to the north side of Lincolns Inn Fields. The properties date from the early to mid 18th Century, with no.8 incorporating 19th Century alterations. Some evidence however suggests that the 'Georgian' fabric of the building was added to an earlier building, retaining some of the central spine wall, floor

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timbers and party walls. The building could therefore be older than its listing suggests, and this would appear to be supported information within 'Lincolns Inn Fields: Introduction' Survey of London: volume 3:St Giles-in-the-Fields,pt1: Lincolns Inn Fields (1912) which has been summarised on Camden Councils website. This suggests that the building in Lincoln's Inn Fields was completed by 1659 and therefore this would appear to tie in with the evidence of an earlier building on the site.

20. In terms of the use of the property this seems to have been predominantly commercial due to its location and as a result a number of alterations and extensions have been undertaken in the past to facilitate this use including the introduction of services and changes to partition walls. The recent work to the building has therefore sought to return the building to residential use and to restore elements and spaces of the listed building.
21. The proposed replacement and adaptation of the panelling seeks to reflect the details of the original panelling. These works include retaining 'steps' in the panelling and cornice. The alterations will therefore ensure that the character of the property is maintained and preserved. The replacement cornice in the first floor rear room replicates the cornice to the front room on this floor and is considered to reflect the character of the property and maintain the existing features at this level.
22. The installation of air conditioning is considered to be no more disturbing to the character and structure of the listed building than the replacement radiator system originally proposed. That system required a much more complex distribution system within the floor voids and the placing of radiators in sometimes very sensitive positions in the rooms, often under windows. It has been possible to incorporate the air conditioning units in an unobtrusive fashion within the recesses to one side of the fireplaces and to run the pipes behind the adapted panelling in these locations. The result is only a very little disturbance to the historic fabric of the building.
23. In terms of impact, replication of the appearance of the panelling will reflect the original details of the panelling and dimensions of the fireplaces and will respect the original character of the property.

The replacement cornice to the first floor rear room will also reflect original details within the property. The proposed alterations will therefore maintain and enhance the special interest of the property and are considered acceptable.

24. With regard to the installation of air conditioning, this element of the proposal has a limited impact on the listed building and has been designed to utilise the existing recesses on one side of each of the fireplaces and the pipes run vertically behind the panelling, which will only be brought forward by 50mm. This is considered to result in a limited impact on the fabric and appearance of the listed building and will maintain the character of the rooms and property as a whole. The external unit will be located within a valley on the roof and it is considered that its size and location does not harm the character and appearance of the property or the wider Conservation Area.
25. It is therefore considered that the proposals maintain the significance of the property and they will have no detrimental impact on the special interest of the building or the value of the heritage asset and are therefore acceptable.

CONCLUSION

26. The proposals for the installation of air conditioning will not result in any detrimental harm to the historic fabric or significance of the listed building and has been designed to maintain the character and appearance of the property.
27. The proposals in relation to the panelling and cornice will respect the character of the building and will reflect original detailing which will maintain the interest and significance of the property.
28. The proposals are not considered to result in any detrimental harm and the value of the heritage asset is maintained.