

Design and Access Statement

HARDWICKE BUILDING, NEW SQUARE, LINCOLN'S INN, LONDON WC2A 3SB

Hardwicke Building is in the Bloomsbury Conservation Area. It is not listed but has Grade I and Grade II listed neighbouring buildings to the north and west. This proposal is to remove existing stone panels on the ground floor of the western elevation of Hardwicke Building, to the right hand side of the entrance with revolving doors, and insert three full height double glazed screens to the reception area.

DESIGN

Use

The Lincoln's Inn Estate includes properties used as barristers' chambers with associated facilities, solicitors' and other commercial offices, a Territorial Army drill hall, residential flats occupied by barristers and others directly associated with the Inn and, of course, the Collegiate buildings. These include Great Hall, Old Hall, the Chapel, Library and offices for the purposes of the Inn's many functions. Not least of these is the provision of educational facilities world-wide to those seeking to become barristers and ministering to those who have done so.

The proposal within these applications does not involve any change of use nor any addition or reduction of floorspace. Hardwicke building is mixed use with Chambers (Class B1 offices) on Basement to 3rd floor and 9 Residential units (Class C3) on 4th floor. The residential units have a separate entrance to the commercial. 3 flats are addressed as Hardwicke Building and 6 flats are addressed as 24/26 Old Buildings.

Amount

There is no proposed extension of the building and there is no proposal in this application to add or reduce any floorspace. Three full height double glazed glass screens are proposed to be inserted to the western elevation of Hardwicke Building, to the right hand side of the entrance with revolving doors.

Layout

There is no change in layout proposed in this application. The area is currently and would continue to be used as an entrance and reception area.

Scale

We believe the proposal does not change the scale of the building. The scale of the glazing will match and sit comfortably with the adjoining entrance.

Landscaping

The proposal is within the confines of the building so there is no landscaping relating to the application. Landscaping of Lincoln's Inn as a whole and in front of Hardwicke building will continue as existing.

Appearance

As shown in the submitted photographs most of the area of the proposed glazing is concealed from view from New Square by the adjoining building, landscaping and planting. We believe the glazing will match the adjoining entrance in scale and sit comfortably in its surroundings.

Manifestation will be applied to the glazing for safety.

Refuse

The Inn currently has provisions for refuse, recycling and waste removal. These arrangements will be unaffected by the proposed change.

ACCESS

Vehicular and transport links

The proposal does not affect the existing vehicular and transport links.

Inclusive access

The proposal does not change nor affect the existing access arrangements.

Langley-Taylor
October 2011