

Design and Access Statement  
Partial Demolition of Internal Wall  
2 Stone Buildings  
110492

## **1. Design and Access Statement**

In accordance with s62 Town and Country Planning Act 1990 (amended 2004) this statement has been prepared to explain the design principles and access arrangements for the Works.

This statement is submitted in respect of application (PP-01633752) for the '2 Stone Buildings - Wall Removal at Ground Floor' on behalf of Edwin Coe LLP.

## **2. Documentation**

This statement should be read in conjunction with the drawings and plans submitted for the project comprising of;

- 110492 Design and Access Statement
- Drawing 110492\_A01 – Location Plan
- Drawing 110492\_A02 - Partial Ground Floor Plan and Section showing Lintel Details

## **3. Location**

As per drawing A01 the proposed works is within 2 Stone Buildings, involving a non load bearing wall. The building is located in Lincoln's Inn, London, dating from c.1780.

## **4. Proposed work**

The proposed location of the partial demolition of the wall is shown on drawing A02.

The proposed work is to demolish a section of internal, non load bearing, wall at the front of the property. The result will be the connection between the reception and waiting area being more open. To support the upper floors, a lintel would be added across the opening, supported on concrete pads embedded into the load bearing walls.

The section of wall is believed to not be an original feature of the property, but instead a much later addition.

## **5. Design principles**

### **5.1. Form**

The lintel shall be constructed of steel, further details and dimensions of which will be supplied by the contractor although site measurements show the lintel to be 3.6m in length and dimensions of 150mm x 150mm.

The lintel shall sit on concrete padstones, one at each end of the lintel. The pads will measure 440 x 215 x 150 and will be embedded into the wall.

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### **5.2. Function**

The function of the lintel is to create a safe opening from the reception area to the waiting room, supporting the upper floors.

### **5.3. Access**

The nature of the work is to improve access to the two rooms, creating a more open waiting area for the practice.

END