

# Design & Access Statement

for a rear roof extension to  
**5 Lincoln's Inn Fields, London WC2**



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## **5 Lincoln's Inn Fields, WC2**

### **DESIGN & ACCESS STATEMENT**

#### **Application relating to the proposed rear roof extension**

Note: This Design & Access Statement relates specifically to the rear roof extension which is part of a larger development proposal (Planning & Listed Building application references 2101/3500/P and 2010/3505/L). The enclosed Heritage Statement provides background to the larger development. For overall context and details of the larger development please refer to the Design & Access Statement submitted with the related applications.

#### **Introduction**

This application contains the proposals for the rear roof extension, which were revised following comment from the Conservation Officer on the original submission of the larger development proposal. Since the changes to the roof extension proposals are significant enough to require re-consultation, it has been agreed to resubmit the rear roof extension as this separate, discreet application.

The proposals contained in this application address the Conservation Officer's comments on the treatment of the Whetstone Park elevation at roof level as shown in the original submission of the larger development proposal. She commented that the combination of terrace railings and extensions of varying profiles shown in the original proposals were too "bitty" and that a traditional mansard roof extension would be more appropriate in this location. She was also concerned about visual impact of the lift enclosure and over run in oblique views along Whetstone Park. The solution offered in this application, and agreed in principle with the Conservation Officer, proposes a single storey mansard roof profile to house the required accommodation along the Whetstone Park elevation, with the lift shaft and over run concealed within tallest part of the mansard profile.

#### **What are the features of the existing site?**

The building is Grade 2 Listed. Its context, history and an analysis of its heritage significance have been documented in the above-mentioned Heritage Statement. The new roof extension is proposed on top of, and to replace, an existing flat roof above a rear extension which was raised in the 1970s (and which is considered to be building fabric of relatively low significance).

#### **How will people in the locality be affected by your proposal?**

The new extension will house a number of different functions needed for the refurbishment of the building as a single-family house (the heritage benefits of which are noted in the Design & Access Statement for the larger development proposal). The access and service spaces required will be housed within a simple extension with the scale and profile of a traditional mansard. The aspect presented to the street and surrounding buildings will therefore be a low key, traditional extension in keeping with the existing building. The proposed roof slopes will prevent over-looking between the roof terrace and the upper floors of the opposite building on Whetstone Park. The new natural slate mansard will arguably improve the view from the opposite building which previously overlooked a poor quality 1970s felted flat roof.

#### **Please provide details of the LAYOUT of proposed development**

As shown on the attached drawings, the condenser, greenhouse and stair are housed under a mansard-profile roof proposed along the Whetstone Park elevation. The lift shaft and lobby are to be housed against the raised party wall with no 6 Lincoln's Inn Fields.

## **Please provide details of the SCALE of proposed development**

The new roof extension is the scale of a single attic storey. The lift shaft, which forms the tallest part of the extension, sits against the central part of the raised stock-brick party flank wall, concealed behind a square-topped section of brickwork which matches the scale, profile and height of chimneys on the same party wall.

The profile of the mansard parapet, as seen on the flank wall in drawing AP(0)218, has been proportioned so that the sloping sides are equal and symmetrical around the proposed central 'stack' (with the southernmost slope adjusted to meet the existing chimney stack). The height, width and angle of the proposed mansard profile have been set both to suit the accommodation and, following the 18th century advice noted in the attached illustrations, to obtain a proportion "which pleases".

## **Please provide details of the LANDSCAPING in the proposed development**

This application only concerns the roof extension itself, and therefore does not include landscaping terrace areas. (The landscaping proposed for the roof terrace is described on the related application for the larger development noted above.)

## **Please provide details of the APPEARANCE of the proposed development**

The mansard roof slopes will be covered in natural Welsh slate. The party wall will be raised in London stock brickwork to match existing. The lift shaft will be covered in zinc roofing and cladding. (Zinc is proposed as it has a similar grey colour to traditional lead covering but will avoid the sagging over time associated with vertical lead cladding.) The roof extension will appear from Whetstone Park as a traditional mansard roof.

A conservation rooflight is proposed in the lower mansard slope to give access for clearing the gutter outlet in the new lead-lined parapet gutter. The rooflight will have a traditional black-painted metal frame and mullions and will be set flush with the slate roofing using traditional lead flashings.

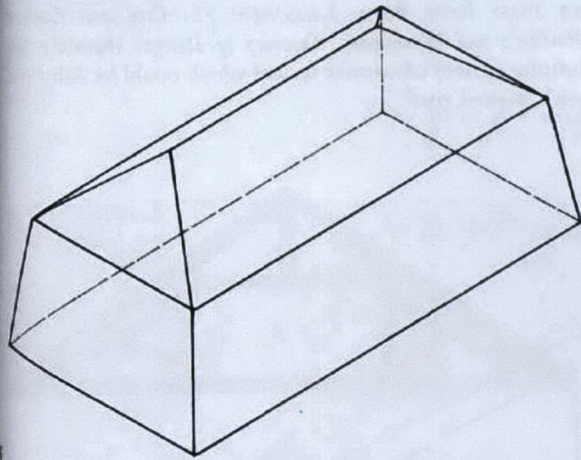
The internal walls towards the roof terrace, which are not visible from any street views, will comprise; glazing with grey colour-coated mullions (to the greenhouse), grey colour-coated louvres to the (condenser enclosure) and grey zinc cladding (to the lift shaft and lobby).

## **Please provide details of how any ACCESS issues have been addressed**

The proposed lift is a critical part of the development of the building as a single-family Life-time home. (Please refer to the Design & Access Statement submitted with the related application for the larger development proposal.) All levels of the house including the new roof extension are designed to be accessible where possible by those in wheelchairs.

## **Please provide details of any additional information that you think may be useful**

(Please refer to information submitted with the related application for the larger development proposal noted above.)

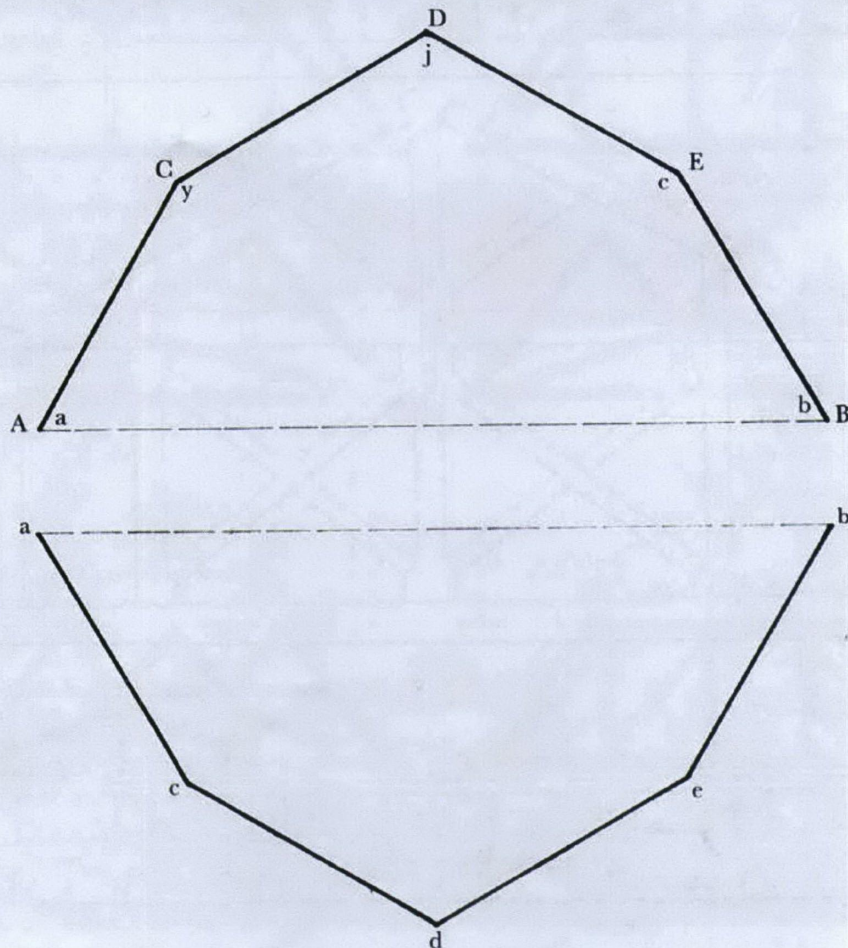


13 The mansard roof has a double slope, the lower being longer and steeper than the upper and was a design very much approved of by Isaac Ware in his *Complete Body of Architecture*. Also known in the 18th century as the kirb roof, it was the ideal solution for the builder who wished to incorporate a large amount of attic space. So great was the roof space that in the 18th century the mansard occasionally had the appearance of an independent little house sitting on top of a large one and in the early part of the century, the cladding of the different pitches was generally in differing materials. The top pitch being rather shallow, was covered with pantiles, while the

bottom pitch was boarded in or hung with tiles. Later in the century, after 1765, both pitches could be hung with slate.

14, 15 Two diagrams taken from the *Encyclopaedia Britannica* of 1797 which were intended to show the "unlettered artisan" the structural principles of a mansard or kirb roof:

"Suppose it were required to make a mansard or kirb roof whose width is  $AB$  (see plate 14) and consisting of the four equal  $AC, CD, DE, EB$ . There can be no doubt but that its best form is that which will put all the parts in equilibrio, so that no ties or stays may be necessary for opposing the unbalanced thrust of any part of it. Make a chain  $acdeb$ , (see plate 15) of four equal pieces, loosely connected by pin-joints, round which the parts are perfectly moveable. Suspend this from two pins  $a, b$ , fixed in a horizontal line. This chain or festoon will arrange itself in such a form that its parts are in equilibrio. Then we know that if the figure be inverted, it will compose the frame or truss of a kirb-roof  $ayjcb$ , which is also in equilibrio, the thrusts of the pieces balancing each other in the same manner that the mutual pulls of the hanging festoon  $acdeb$  did. If the proportion of the height  $Dj$  to the width  $ab$  is not such as pleases, let the pins  $a, b$  be placed nearer or more distant, till a proportion between the width and height is obtained which pleases and then make the figures  $ACDEB$  (see plate 14) similar to it"



16 Plate from Peter Nicholson's *The Carpenter's New Guide* published in 1792, showing that in terms of construction the mansard roof is simply a king-post truss, the tie beam of which is supported by a queen-post truss. The other various struts were to be accommodated in the event of a door or room etc. being required

17 Plate from Batty Langley's *The City and Country Builder's and Workman's Treasury of Designs* showing the infinite variety of interior spaces which could be achieved with trussed roofs

Plate 45

Fig. A.

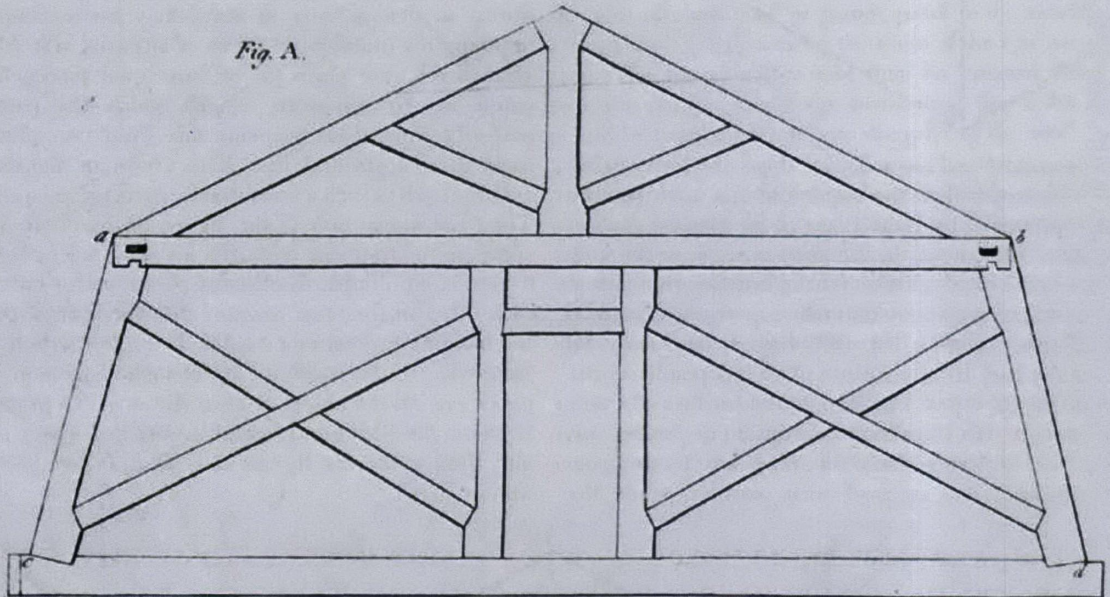


Fig. B.

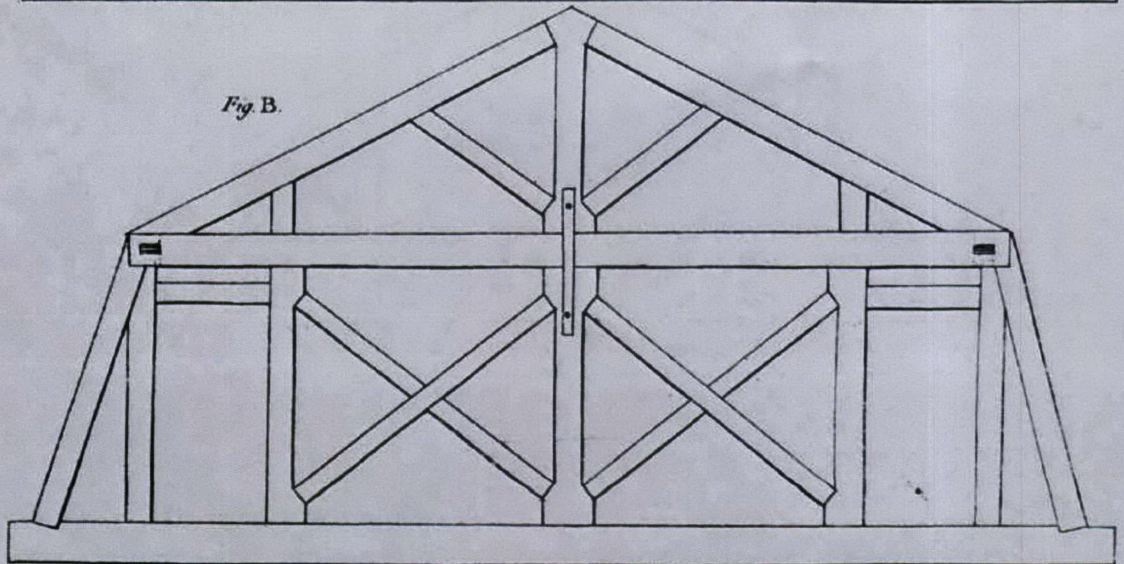
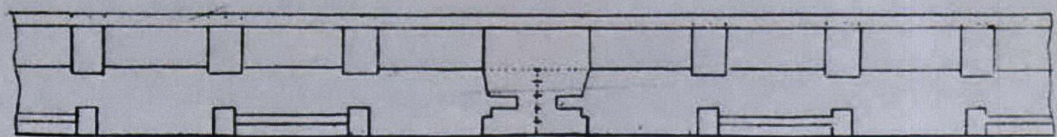


Fig. C.



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