

CONSERVATION AREA APPRAISAL

OUR PROPOSALS IMPACT ON THE BUILDING SETTING AND SIGNIFICANT VIEWS OF THE BUILDING AND ITS EFFECT ON THE CHARACTER OF THE WIDER AREA

SITE LOCATION

The Listed Building & Full Planning Application refers to the buildings addressed 61-62 Lincoln's Inn Fields (including 36-38 Kingsway) and 40-42 Kingsway. The buildings reside within the Camden's Borough Ward of 'Holborn and Covent Garden' and fall within the Bloomsbury Conservation Area. 40-42 Kingsway is a Grade II Listed building by the renowned Edwardian Architect Sir Edwin L. Luytens

KINGSWAY ELEVATION

The issues raised by the changes to 40-42 Kingsway in relation to PPS5 *Planning for the Historic Environment* have been dealt with in the report by Mervyn Miller 'Nos 40-42 Kingsway, Camden LB: Building Appraisal'.

The development of Kingsway provided a new road to connect Holborn to the north and the Strand to the south. The existing urban was cleared were cleared and a new 'boulevard' with trees to either side was set out. The London County Council undertook the construction works. The new road was completed in 1905 and was 100 feet wide between the building frontages. Subdivisions formed by the clearance and the new road were laid out running between Kingsway through to Lincoln's Inn Fields and leased to developers. The main bulk of the construction was between 1903-22. The urban setting for Nos. 36-42 Kingsway is substantial provided by the boulevard and the buildings constructed between 1903 and 1922. Kingsway, along with Aldwych, is noted as being one of the most prestigious Edwardian street improvements undertaken by the London County Council. Stylistically the architecture of the street frontage ranges from Edwardian Baroque, with possibly references to Art Nouveau through to 'modern' offices of the time such as the "Kodak" building on the opposite side of the street by the British architect John James Burnet (1857-1938)

built between 1910 and 1911. Nos. 36-38 Kingsway, is part of the present application adjoining No. 40 Kingsway. The two buildings are of very different styles. Number 36-38 Kingsway is Edwardian Baroque with touches of Art Nouveau and 42 Kingsway is 'classical features on the

CONSERVATION AREA APPRAISAL

lines perhaps of an Italian Renaissance palace.¹ The architect of Nos. 36-38 was an Austrian architect, Paul Hoffmann (1869-?). He trained in Vienna and was active in London in 1893. The building he designed for 36-38 Kingsway has little in common with the 40-42 Kingsway, apart from a more or less uniform height for the main cornice, this would appear to have been the only architectural control exercised by the L.C.C. The existing scrolled gable adjoining No. 42 is lower than the pedimented superstructure on the Lutyens building. It is proposed to rebuilding and raise the gable and the balancing 'cupola' or 'turret tower' feature, by the insertion of another storey above cornice level. The later set-back mansard roof is also to be reconfigured within its overall height. Nos. 36-38 is an unlisted conservation area building, and thus an undesignated heritage asset, within a designated historic area adjoining a Grade II listed designated asset.

The Lutyens chimney to 42 Kingsway retains its prominence and remains silhouetted against the sky (the new mansard roof pitch has been reduced to ensure that the roof intersects the chimney at the same point as the existing roof).

The raising of the elevation reinstates the prominence that the gable and cupola had in the original street elevation prior to the increase in height of 32-34 Kingsway.

LINCOLN'S INN FIELDS ELEVATION

The key elements to the urban setting for 61 Lincoln's Inn Fields are Lindsey House, a grade 1 Listed Building, and Lincoln's Inn Fields.

Lindsey House is the oldest surviving building fronting on to the Fields is frequently attributed to Inigo Jones and probably set the standard for residential design in London for the next 150 years.

The exterior (Plate 77) is of stone and brick, with a portion of the cornice in wood. Nearly the whole of the front has been stuccoed and painted over at a subsequent period. It is pleasing in its broad effect, and must have formed a fine central feature to the original buildings of Arch Row. Six pilasters, of the Ionic order, decorate the walls, and rest upon pedestals, standing upon a string cornice at the first floor level. The pilasters are diminished as they rise and are given an entasis, this "diminishing" somewhat reduces the size and importance of the capitals. "Swags" are introduced in the capitals similar to those in Nos. 51 and 52. The fine entablature and parapet dominate the composition, the bold pediments which adorn the first floor windows

¹ 'The Buildings of Kingsway' (*Architectural Review*), Vol. XXXVIII (1915) pp. 125-32.

CONSERVATION AREA APPRAISAL

greatly adding to the general effect. The central pediment which, according to the elevation given by Campbell, was originally adorned by a crowned female bust, is specially noticeable. The window openings, which now come down to the floor level, are shown as commencing at the level of the bases of the pilasters, the architraves resting upon pedestals of similar design to those beneath the pilasters. He also shows all the sills of the second floor windows in line, and in keeping with that of the centre window. The increase in the size of the windows has somewhat destroyed the breadth of this fine facade.

Two noble piers (Plates 78 and 79) of brick, surmounted by lofty, carved stone terminals, stand in the courtyard and were justly praised by Hatton in 1708. This author stated that there were six of these with railings between. (fn. 7) If the four others were of the size of the two remaining, the space between would hardly have permitted sufficient width for the passage of carriages and would have overpowered the design behind. It is probable that the other piers were of smaller size if they ever existed, but in the Wilton House picture (Plate 6) and the design for the medallion (Plate 7) two piers are shown in the centre, flanked by the wall of the courtyard. It may therefore be suggested that these piers were removed to their present position when the premises were divided in 1751-2, and the iron railings substituted for the wall in front.²

61 Lincoln's Inn Fields is a 'C' form in plan with a central light well. The principle vertical and horizontal circulation for the building is arranged along the south boundary of the plan. The buildings were comprehensively redeveloped in the 1980's for office use, with only the façade of 36-38 Kingsway being retained as existing. All internal floors and other elevations were removed and demolished. The building was rebuilt as a steel frame with a hollow slab with regular storey heights at 3.6m. A new Portland stone façade was created onto Lincoln's in Fields and the internal light well area was formed as a simple glazed curtain wall system (see images 3, 4 & 5). In total, the building rises eight-storeys above street level, with additional plant at roof level set back into the site.

The stone frontage of the existing building is a polite elevation in faux Neo-Classical proportioning which sits relatively comfortably within the elevation of the terrace forming the west side of Lincoln's Inn Fields (refer images 6 & 9). As a new façade, created in the 1980's, it appears to take its coursing and storey height cues from 63 Lincoln's Inn Fields, the cornice height (separating the third and fourth floors) from 64 Lincoln's Inn Fields and mimics the pedimented dormer window and balustrade features of Lindsey House (59-60 Lincoln's Inn Fields). The elevation is four-storeys of Portland stone, with a rusticated ground floor; tall windows with individual flat-corniced capping and a flat architrave framing express the '*Piano Nobile*' floor at first floor. The second floor windows have a simple flat architrave framing with a

² Survey of London: volume 3: St Giles-in-the-Fields, pt I: Lincoln's Inn Fields, 1912, W. Edward Riley and Sir Laurence Gomme (editors)

CONSERVATION AREA APPRAISAL

shadow gap coursing line above. There is a substantial cornice separating the third and fourth floors. The fourth floor elevation consists of plain ashlar stonework and punched windows that are capped with a stone parapet balustrade above. The balustrade contains open sections of turned stone spindles, which align with the dormer windows in the mansard roof behind. 61-62 Lincoln's Inn Fields forms the right-hand 'bookend' to provide Lindsey House with pride of place in the centre of a composition of three buildings with similar heights, cornice lines and materials. Whilst the main façade appears scaled in reference to Lindsey House, the existing mansard roof element and receding set-back storeys, appear less successfully resolved.

Above the primary elevation, and set back by some four and a half metres from the ridge of the mansard roof, are a further two-storeys of accommodation and a roof level structure that is part louvre screen and part slated roof that is visible from Lincoln's Inn Fields (refer image 7). This vertical set-back elevation of red brick is over clad with roofing slates and false dormer windows in an attempt to make this part of the building appear as a roof element belonging to the back of the buildings which face onto Kingsway. The hanging slate starts just above the head of the top level of windows and exposes a band of red brick as a parapet to the building (refer image 33).

PROPOSALS 42 KINGSWAY

For 42 Kingsway the impact of our proposals are minimal, as we are not changing the elevation of the building in anyway that can be seen from street level.

The roof top extension is set back from the principle elevation by some nine and half metres and will only be visible from adjoining building at or above third floor level. The façade treatment of the roof extension, being in zinc and Portland stone, is in materials that are sympathetic to the adjoining buildings and the general roofscape of Kingsway. 42 Kingsway abuts no 63 Lincoln's Inn Fields and this building, at eight storeys in height, shields the view of 42 Kingsway from an easterly direction, therefore preventing all visibility from the Fields.

PROPOSALS 61 LINCOLN'S INN FIELDS

There is a synergy with Lincoln's Inn Fields public open space and Hotel and the use of the forecourt for a social space, instead of a car

CONSERVATION AREA APPRAISAL

park, as a continuum from public , to semi-public to private space within the Hotel.

HE6- There is no change to primary vertical Portland stone and double mansarded roof of the elevation to Lincoln's Inn Fields in keeping with the concept of Lindsey House being book ended by similar elevation on either side.

In reconfiguring the upper three floor of the easterly elevation of 61 Lincoln's Inn Fields, above the existing slated mansard roof, we are seeking to produce a cleaner elevation that more closely reflects the existing upper levels of the adjoining rear elevations to Kingsway to the buildings to the South of 61 Lincoln's Inn Fields visible above Lindsey House. The existing street elevation, when viewed from anywhere other than the immediate pavement, includes the back elevations of the buildings that front onto Kingsway. These are a collection of rear extensions, with associated mechanical plant, ad hoc minor enclosures and visual screening elements which gradually reveal themselves above the primary elevations to Lincoln's Inn Fields.

We are seeking to reduce the disorder of these collected elevations by replacing the current high level elevation to 61 Lincoln's Inn Fields with an elevation which is more appropriate to its setting and makes a positive contribution to the views from within Lincoln's Inn Fields. The existing Portland Stone elevation and two storey mansard roof over is not changed.

The elevation of 61 Lincoln's Inn Fields was rebuilt in 1989 As a polite neo classical elevation to provide the Northern book end of a 3 building composition with Lindsey House in the centre and on the southern side a latter building which is a an homage to Lindsey House. The 3 buildings have a main four storey Portland stone elevation of similar heights with mansard roofs above to a similar slope. The back elevations of the buildings fronting on to Kingsway are visible above the slated mansard roofs. The 7th and 8th floor of 60-61 Lincoln's Inn Fields, as it rises above the slated roof, is similarly composed to read as the back of the building to 36-38 Kingsway.

04 HE11 The minimum level of development commensurate with producing a viable commercial scheme has taken place to 60-61 Lincoln's Inn Fields by retaining the existing elevation. Above the existing mansard roof The 6th, 7th, ad 8th floors are demolished and rebuilt as 4 floors with a lower floor to floor height to remain within the existing built volume. The elevational of the building above the existing mansard roof is clad in Westmoreland slate and set to a 5°

CONSERVATION AREA APPRAISAL

from vertical pitch so as to appear as another of the roof elements to the rear of the buildings on Kingsway projecting above buildings fronting on to Lincoln's Inn Fields.

The proposals involve making only minor changes to the appearance to the external fabric of the buildings. The proposals are within the current building volume and height. The changes that have been made are all in materials which are more in keeping and more sympathetic to the palette of the existing materials in the surrounding buildings, namely slate, Portland stone and render. Our proposals make a positive contribution to the conservation area.