

Delegated Report		Analysis sheet		Expiry Date:		29/01/2010	
		N/A / attached		Consultation Expiry Date:		15/03/10	
Officer				Application Number(s)			
Victoria Fowlis				2009/5181/L			
Application Address				Drawing Numbers			
The Library The Honourable Society of Lincoln's Inn Lincoln's Inn London WC2A 3TL				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal works including replacement of cast iron walkway and carpet, refurbishment works to the electrical, lighting and IT installations, upgrading existing ventilation in roof and existing fire alarm system, to existing library (Class D2)							
Recommendation(s):		Grant Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response from site notice. EH "determine...as you see fit".					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

Grade II* listed library dating from c1843-5, by Philip Hardwick and PC Hardwick, with JL Pearson. Enlarged at the east end 1871-3 by Sir George Gilbert Scott. The building is constructed in red brick with blue diapers and stone dressings and a lead covered roof, in a Tudor style. The fine interior is stone-faced, with a wooden open truss roof with pendentives and incorporates open tread cast-iron galleries for accessing bookshelves. The building is in the Lincoln's Inn legal precinct sub-area of the Bloomsbury conservation area.

Relevant History

N/A

Relevant policies

B6

Assessment

Listed building consent is sought for various works of refurbishment and upgrading of essential devices such as data, power, lighting and fire/smoke detection, renewal of floor coverings, and repairs to the cast iron walkways.

Lighting

The main impact on the character of the space will be the alterations to the light fittings. At present, general and task lighting is provided by a variety of modern fittings, which are mis matched and no longer fit for purpose. It is proposed to replace the spotlights to the bookcases with a standardised model which will be finished in black, and affixed to the tops of the cases at the upper level. Cabling will be fed through existing vertical voids within the cases and will not be clipped to the face of the cases. An example was available to view on site and was considered to be acceptable in its scale, detail and positioning. The fittings are simple in appearance and do not seek to detract from the architecture of the space. All redundant cabling and fittings will be removed which will improve the appearance and character of the space.

Additional general and ambient lighting will be provided – it is proposed to install LED downlighting within the ceiling void, which will light the space through the existing quatrefoil openings. This will not involve alteration to any historic fabric, and, in conjunction with architectural uplighting around the perimeter walls, will enhance appreciation of the fine ceiling. LED uplighters will be concealed from view behind the cornices of the upper level bookshelves.

Task lighting will be provided at desks on the ground floor, and will be fed through existing floor voids, as will power and data.

The various elements of the lighting scheme will be able to be independently controlled depending on the use of the space (for events etc), time of day, and time of year. It is not considered that it will overpower or otherwise detract from the space, and the rationalisation of the fittings and removal of extraneous equipment will represent a visual improvement.

At the upper level on the west end wall it is proposed to remove the existing control boxes and equipment, which is wall mounted at high level, unsightly, unsightly, and difficult to access. It is proposed to relocate this lower down on the same end wall, within redundant bookshelves, so that it can safely be accessed from the walkway. It is proposed to install oak doors to these shelves, in order to conceal the equipment. This is considered to be an improved solution which will benefit the character and appearance of the room. Details of the doors have not been provided and should be secured by condition, in order to ensure that the appearance and method of fixing is satisfactory.

Floor covering

The existing carpeting will be replaced like for like, which will have limited impact.

Cast iron repairs

The cast iron plates which make up the floors of the walkways have been subject to patch repair welds in situ. This has resulted in a weakening some of the plates which have undergone a number of such repairs, and it is proposed to replace these like for like, taking a mould from the existing. A schedule of affected plated has been identified. Replacement, rather than repair, is considered acceptable where the individual plate is beyond reasonable patch repair, particularly in view of the fact that the walkways remain in use.

Conclusion

The proposed works are considered to preserve the special architectural and historic interest and character of the Library, comply with policy B6, and are recommended for approval subject to condition.

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