

Delegated Report		Analysis sheet		Expiry Date:	29/01/2010
		N/A / attached		Consultation Expiry Date:	13/01/2010
Officer			Application Number(s)		
Elaine Quigley			(i) 2009/5790/P (ii) 2009/5791/L		
Application Address			Drawing Numbers		
Sir John Soanes Museum 12 - 14 Lincoln's Inn Fields London WC2A 3BP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) Alterations and additions including erection of 2 storey extension at basement and ground floor levels within the courtyard to the rear of no. 12; erection of 2 storey rear extension at upper ground and upper first floor levels to the rear of no. 13; alterations to fenestration at 2nd floor level to the rear, installation of external lift in the front lightwell of no. 12 and installation of photovoltaic panels at roof levels. (ii) Internal and external alterations and additions including erection of 2 storey extension at basement and ground floor levels within the courtyard to the rear of no. 12; erection of 2 storey rear extension at upper ground and upper first floor levels to the rear of no. 13; alterations to fenestration at 2nd floor level to the rear, installation of external lift in the front lightwell of no. 12 and installation of photovoltaic panels at roof levels.					
Recommendation(s):		(i) Grant planning permission subject to conditions (ii) Grant listed building consent subject to conditions			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	1 letter received from adjoining occupier at 16 Lincoln’s Inn Fields requesting copies of drawings and advising that they wish to be informed of the impending DC committee. Also want to be informed of when the works will commence and finish as concerned about potential noise. Officer response –hours of working during the construction period would be dealt with by separate Environmental Health legislation. Advised that drawings are available on Council’s website and can be viewed at Council offices during working hours. No further comments received					
	English Heritage – advised that if Council minded to granted listed building consent conditions should be attached to any permission relating to detailed design of internal works. English Heritage (GLAAS) – the proposal is not considered to have an affect on any significant archaeological remains. Therefore no requirement for pre- or post-determination archaeological assessment/evaluation of the site. Bloomsbury CAAC – supports application Covent Garden Community Association – no comments					

Site Description

The application site comprises three four-storey and basement terrace buildings located on the north side of Lincoln's Inn Fields. The buildings are Grade I listed buildings (No's 12, 13 and 14) that was previously the home, studio and private museum of Sir John Soane. The buildings were progressively rebuilt by Soane to form a symmetrical façade. No.12 was built c.1792-94 for himself; No.13 dates from c.1812-13; No.14 dates from c.1824 and was built and sold off by Soane. The buildings are in active use as a museum.

The surrounding area comprises a mix of uses within the context of Lincoln's Inn Fields (with its predominantly legal character). To the north of the site is the narrow Whetstone Park, beyond which is Chancery Court Hotel. Lincoln's Inn Fields is to the south of the application site. In addition to being Grade I listed, the building is located within Bloomsbury Conservation Area.

Relevant History

12 Lincoln's Inn Fields

Planning and listed building consent **granted** for alterations including the infilling of the existing opening on the south wall of the west chamber at basement level and the replacement of an existing window with a door in the rear courtyard (2009/0001/P and 2009/0002/L).

13 Lincoln's Inn Fields

Planning permission and listed building consent were **granted** for the change of use and works of conversion from residential use (Class C3) to administration/office use (Class B1) within museum, involving minor repairs and alterations (2008/1571/P and 2008/1724/L).

14 Lincoln's Inn Fields

Planning permission and listed building consent were **granted** for the change of use from office use (class B1) to museum use (Class D1), together with the installation of a replacement skylight. (2004/0064/P and 2004/0038/L)

Relevant policies

Replacement UDP 2006

SD1C – Access for all
SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B6 – Listed buildings
B7 – Conservation areas

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Listed building consent and planning permission are proposed for various works of alteration and refurbishment to nos. 12 and 13 Lincoln's Inn Fields, which form a part of the Sir John Soane Museum (no. 14 Lincoln's Inn Fields is also part of the Museum but is not subject to alterations as part of this application).

As part of the "Opening up the Soane" project, which seeks to restore, refurbish and improve Sir John Soane's Museum, it is proposed to undertake alterations and conservation works including:

- improved access to the museum for visitors, including greatly enhanced disabled access to the majority of the building via a new lift and link at the rear of the building;
- providing a new reception area and shop;
- opening up more historic areas of the buildings to the public;
- reinstating art works and objects and reinstating the arrangements which existed at the time of Soane's death in 1837;
- forming a temporary exhibitions gallery on the first floor of no. 12.

The new works would create 3 new full-time jobs and 9 full-time volunteer posts

Impact on listed building and the conservation area

(i) Internal alterations

Lift

It is proposed to install a passenger lift within no 12, which will give access from basement level to second floor (inclusive) within buildings 12 and 13. This will significantly improve visitor access throughout the building. The lift shaft is proposed to be housed in an area behind the main stair. At basement, first and second floor level, the lift will be housed in store areas, which were formed within the original closets in the 1960s when the idea of a lift was first mooted but not fully implemented. Consequently there is no original or significant fabric remaining in these areas, and the installation of a bespoke lift in this area is considered acceptable as impact on historic fabric is minimal and confined only to basement level, where a small area of wall will be removed, and an area of wall reinstated. The lift over run will be contained at third floor level, and will not affect the external appearance of the building.

The lift is designed to overcome level changes between the front and rear of the buildings, and will be accessed from basement level, where it is intended to form an external lift within the front area of no 12 in order to get access into the building whilst avoiding the main stairs. This is explored further below.

Basement

Minor alterations including a small opening to be formed within an area of masonry to give access to the proposed link passage at the rear of no 12. WCs will be formed within the rear room of no. 12 and a partition reinstated within the front room, to form a corridor allowing access from the new external lift at basement level.

Ground

- Wild ante room

This room dates from 1889, when James Wild reconfigured the space adjacent to Soane's ante room, removing the south wall of the Soane room. Whilst the Wild space is of significance in terms of the historical development of the building, it is considered that there are great benefits in reinstating the Soane ante room, where the artefacts which were formerly positioned on this wall and are currently in storage in the museum, can be reinstated, and the roundels at high level to the east and west walls uncovered at their edges.

An opening within the west wall will be formed in order to give access from the lift to the link extension, and into the picture room at the rear of no 12.

- Visitor entrance / shop

It is now proposed to bring visitors into the museum through the main door of no. 12 rather than 13, at present, and to form a small cloakroom within the front room which is accessed from the entrance hall. This will not rise to the full height of the room, and will provide security facilities which will allow for easier circulation of visitors and storage of bags etc. It is not considered that the scale and position of the cloakroom will compromise the integrity of the front room. The formation of a new reception area will aid in controlling the flow of visitors and help to mitigate the wear and tear on the building.

The shop and gallery fit-out will be undertaken by Caruso St John architects, who have proposed simple, low level cabinetry which will not detract from the integrity of the spaces, which retain fireplaces, architrave, joinery

etc. Their approach is considered to be acceptable in principle but further details are required in respect of the finishes etc, which is proposed to be secured by condition.

First / Second half landing levels

Shakespeare and Tivoli recesses – these spaces are accessed at half landing level and were truncated in the late C19 by Wild. It is proposed to reinstate to the original depth, remove later WC fittings and function from the Tivoli recess, and reinstate the objects which formerly hung in these spaces. This will involve building a small amount of extension at the rear at these levels, which is assessed below. The form and principle of the reconstruction of the recesses from an internal perspective is considered acceptable.

Second

This floor sees the most alteration, where it is intended to reinstate the Soanes' living quarters within no. 13. The rooms at this level are currently being used as offices and are not publicly accessible; it is intended to reinstate the Soane apartments and to open these to the public. As with all of the works, the reinstatement is based on sound documentary evidence held within the museum. The rear room will be divided into four compartments and the front room used once again as the model room. The window to the rear room which dates from Wild's alterations in 1890 will be removed and this rear wall reconfigured to the Soane design, with stained glass reinstated.

External alterations

These are limited to the extensions to the rear to accommodate the reinstated Tivoli & Shakespeare recesses, alterations to the windows at third floor level to the rear, the installation of the lift in the front lightwell of no. 12, and the formation of the new two storey link passage within the rear courtyard.

The extensions will be in brick to match the existing, on a cantilevered steel frame.

The lift is a platform scissor type lift, which will not be readily visible when not in use as it is set in the lightwell behind the front forecourt, away from the pavement edge. Access to the lift will be controlled by museum staff, and a temporary ramp provided to overcome the step from pavement level up to the forecourt.

The two storey link within the courtyard will provide covered access for visitors. It is proposed to be rendered at the lower ground level, to match the existing courtyard walls, with a glazed upper level, glazed in yellow, amber and white glass to reflect the colour palette and approach of Soane's decorative glazing elsewhere on the building. The link will have a lead covered, traditionally detailed flat roof. The architectural approach to the link is considered to be in the spirit of the buildings, and will not compromise the outlook from the existing windows at the rear of no 12. Again, fuller details are required by condition.

The principle of the installation of photovoltaic panels on the flat roofs of the buildings is considered acceptable. Given that the panels would be flush with the lead roof and would not therefore be visible from surrounding vantage points the panels would be considered acceptable.

In summary the approach to the buildings is welcomed, as the works will provide enhanced access in a highly sympathetic manner, which will not compromise the special interest or integrity of the building fabric and spaces within. The reinstatement of the significant Soane spaces is informed by the museum's experts and collections. It is considered that the works comply with Replacement UDP policies B6 (Listed buildings) and B7 (Conservation areas). A number of conditions have been requested by English Heritage and these would be attached as part of any permission.

Amenity

With regard to amenity, the site is bounded by non-residential properties. The two storey rear extension at first and second floor level would project 0.6m from the main rear elevation of the building. It would be located approximately 7m from the boundary with the adjoining property at no: 11 and approximately 18m from the boundary with the adjoining property at no: 15. The two storey new court link on the rear elevation at basement and ground floor level would be screened from adjoining properties by the existing extensions to the rear of the properties. The proposed external works on the rear elevation would not have an impact on the amenity of these properties in terms of outlook, loss of light or privacy. As such, there is no anticipated impact on neighbouring amenity from the proposed works associated with the applications.

Access

It is proposed to provide an external platform lift in the front lightwell area of no. 12 from basement to ground floor level. The lift is a platform scissor type lift that would be set behind the front forecourt, away from the pavement edge. Access to the lift will be controlled by museum staff, and a temporary ramp provided to overcome the step from pavement level up to the forecourt. It is also proposed to install a passenger lift within

no 12, which will give access from basement level to second floor (inclusive) within buildings 12 and 13. This will significantly improve visitor access throughout the building. The Council's Access Officer has advised that the principle of the external lift is considered acceptable subject to detailed design of the lift itself and the details of the management of the new temporary ramp. This information would be required under Building Regulations application. The proposed lift is considered to create easier access into the building and would comply with policy SD1C of the Replacement UDP.

Sustainability (Renewable energy)

The Council expects all proposed developments to incorporate sustainability principles. It is proposed to install photovoltaic panels on the flat roofs of the three buildings and a solar driven rooflight on the flat roof of no. 13. The applicants have also included a sustainability statement indicating the sustainability measures that would be included in the project including use of traditional type of materials, insulation and heat loss, reuse of building materials, and introduction of energy efficient fittings and controls. These measures are welcomed as part of the proposal.

Conclusion

Grant planning permission and listed building consent subject to conditions

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