

## **For Proposed Alterations & Extension to:**

### **No 6 Lincoln's Inn Fields, Camden, London WC2A 3BP**

5 storey grade II listed town house situated on the north side of Lincoln's Inn Fields

#### **Introduction**

No 6 Lincoln's Inn Fields is a 5 storey grade II listed town house situated on the north side of Lincoln's Inn Fields and is the first of a terrace of three; No 6, 7 & 8 forming the following listing:

*Camden's Listed building Details:*

**Location:** (North side) Nos.6, 7 AND 8 and attached railings

**Street:** Lincoln's Inn Fields

**Grade:** II Reference No: 798-1-1052106

**Date of listing:** Oct 24 1951 12:00AM

**Description:** 3 terraced houses. C18 early to mid, No.8 with C19 alterations. Multi-coloured stock brick (dyed red). Tiled mansard roofs (No.8 slate) with dormers. Brick band 1st floor level; stone 1st floor sill band to No's 6 & 7. 3 storeys, basements and attics. 3 windows. Gauged flat arches to recessed sash windows. Parapets (No's 6 & 8 stucco) with stone cornices below. Lead rainwater head between No's 7 & 8. No.6: stone doorcase with moulded architrave, pulvinated frieze and plain cornice; fanlight and fielded panelled door. Front railings removed.

**INTERIOR:** not inspected but noted to contain enriched cornice to hall; square balusters, iron newels and close string. Upper floor with turned balusters and panelled newels. Some original panelled rooms. No.7: stone doorcase with moulded architrave, pulvinated frieze and plain cornice; fanlight and fielded panelled door.

**INTERIOR:** not inspected but noted to contain staircase with turned balusters and panelled newels. Good fireplace, panelled rooms and other internal features.

**SUBSIDIARY FEATURES:** attached cast-iron railings with urn finials to areas. No.8: round-headed entrance with modern architraved doorway with rendered reveals. 1st floor casement windows with early C19 cast-iron balcony.

**INTERIOR:** not inspected but noted to contain staircase with turned balusters and panelled newels. Good fireplace, some panelled rooms and other internal features.

**SUBSIDIARY FEATURES:** attached cast-iron railings with urn finials to areas.

## **Introduction**

No 6 is the first of 3 similar terraced, 4 storey houses each with Georgian brick façade and plain tiled half mansards. The ground floor is raised approximately a meter above pavement level, thus giving some aspect to the lower ground or basement level. The plan follows a traditional format for a terraced house of this period with an off set main entrance and stair, ground floor front reception room, with rear parlour and closet wing. On each floor there are two main spaces the front benefiting from the full width of the plan whilst the rear is reduced by the width of the stair well. The 'fore and aft' accommodation is divided by a central 'spine wall' the full width of the plan, this wall terminates at 3rd floor level, supporting the valley of two dual pitched roofs, each with a 45 degree pitch from front to rear mansard.

The front brick façade has simple 4 pane '2 over 2' timber sash windows with brick flat arched lintels. There is a render band below the first floor windows and a rendered cornice above the 2<sup>nd</sup> floor windows. The brick above this has been rendered on No 6 & 8 but not No 7. The sills to the first floor windows of No 8 have also been dropped to allow access to a decorative iron balcony.

P814 No 6 Lincoln's Inn Fields, Camden, London, WC2A 3BP

## **Design And Access Statement & Historic Building Impact Assessment**

The rear façade is not easily visible from Whetstone park due to the overbearing rear extensions of No 5 & 7 the former having a 4 storey flank wall to the rear boundary. To the right rear of the brick facade is a small brick closet wing, which has access to all but the 3<sup>rd</sup> floor. The fenestration is mixture of 12 & 16 pane sash windows, one with an arched head to the first floor. Changes in brick, opening and style suggest that some alteration to this façade has taken place, before the rear extension was added.

Circa 1930 a 2 storey rear flat roof extension was added and thus the light well was formed, which latter received a lantern at basement level. The extension accessed the back of the existing stair at ground and basement level and the rear closet wing at first floor via its own stair. Being of no architectural merit the brick elevations, flat felted roof "cattle" type windows and poor abutment to the rear of the original house render this addition the least desirable aspect of the property.

It must be noted that both No 7 & 8 have been the subject of extensive rear 3 storey extensions that practically mask their original rear facades.

### **History**

Searches show very little in the form of any noticeable history. Opening up work on site confirms the date of the rear extension from materials found. There is some evidence that the 'Georgian' fabric of the building was added to an earlier building, retaining the some of the central spine wall, floor timbers and party walls. Thus the building could be older than its listing and appearance suggests.

In terms of use this seems to be predominately commercial due to its location within the legal district of the city. All alterations, extensions and introduction of services have been to facilitate this use, very little is left of the "fittings" normally found in a dwelling.

### **Design Brief:**

The design brief is to return the current building, used as a commercial office and extended as such, to a period town house to be used as a single dwelling. The proposals should seek to retain and restore the prized elements and spaces of the listed building whilst addressing the needs and desires of modern living, creating a prestigious property that befits its location.

The merits of the original house are clear: the front façade and the main reception rooms at ground first and second floor, which have a view of Lincoln's Inn Field's square. These defined and well proportioned spaces should be retained in their original form with their existing features intact. The new or restored use should not encumber these spaces with the by-products of modern living, but should seek to utilise them to the best advantage, thus enabling them to be fully appreciated by the next generation. A successful scheme will achieve this by not only using the rooms for formal accommodation but by making that accommodation usable and accessible for every day living.

### **Analysis:**

The brief is clear and the following aims are thus established:

- *Retain and restore the existing for its established merits.*
- *Provide the new to facilitate full use of the historic building and provide all ancillary spaces and services.*
- *Remove the existing rear C20th extension and associated alterations. This includes removing the existing light well, flank wall and ground level roof light. Thus this elevation can be retained in original form, this includes reinstating the correct proportions to the openings from the half landings.*
- *The new rear building should be seamlessly integrated with the existing so that the main living spaces can be used with one another.*
- *Natural light to the rear internal spaces should be improved over that offered by the existing light well*
- *The new rear building can not restrict day light to the adjacent property and thus stay within the established zone between existing party / flank walls.*

### **The Proposed Design :**

The proposed consists of 4 main elements:

- *Existing main house with closet wing*
- *Closet wing extension*
- *New rear 'mews'*
- *Covered atrium*

Alterations and renovation of the main house are outlined in the 'Historic Building Impact Assessment' and are minimal due the introduction of the other 3 elements.

The new addition to the closet wing provides ancillary accommodation for all levels of the existing house, as its original form would have done. Visually this extension also masks and reduces the scale of the rear flank wall to No 5. It is proposed that the extension be seamless in materials with the same roof pitch and parapet detail.

The new rear mews takes the same footprint and eaves / parapet height of the existing building, but introduces a pitched roof and rear gable to create a simple form with elements that enhance the setting of the historic building. The new rear elevation also addresses the disposition in heights of the adjacent buildings, thus a more appropriate composition is formed without the sudden changes in scale. The fenestration of this elevation is simple and at ground level there is the hint of a large opening screened to offer security and privacy to the internal space. Although traditional materials are used a simple contemporary aesthetic is sort in contrast to the historic fabric.

The covered atrium is set to replace the traditional light well and must be seen more as a light glass covering what would have been originally the lower ground floor yard. To this extent we are proposing a simple mono pitch, fully glazed roof to enclose the open space between the two buildings at first floor level. This has the following benefits:

- The simple lightweight structure as very little impact on the rear elevation of the main house, much less than that of the existing access passage, flank wall and flat roof lantern, thus more of the original façade is exposed and seen in context from the rear.
- This covered space will provide better natural light into the existing rear rooms especially at lower ground and ground level. It is proposed that this space is passively ventilated so that natural ventilation to internal rooms is maintained. Note existing internal room windows are retained within to control ventilation and provide privacy.
- We feel that this internal space not only provides a 'foil' between the old and the new but allows the two main elements to be linked and used seamless together, each retaining its own identity.
- This space must also be seen as means to provide animation and life to a part of the building that is usually drab, dirty and has little benefit to the internal living spaces.

### **Aesthetics: Scale, Proportion and Materials (New Works)**

A simple contemporary aesthetic is sort in contrast to the historic fabric.

The scale of the existing is established. Therefore the aim is to create a new element that is modelled with character and presence that befits its surroundings, whilst retaining a human scale that reflects the function and use of the internal spaces and their relationship to the existing building.

Traditional materials of brick, timber, stone, clay and glass are proposed with colours that match or compliment the existing. Proportions of all the main elements and openings are based on the existing building modules and are of the same scale and proportion.

### **Privacy & Rights of Light**

It is clear from existing documentation that an agreement exists between No7 & No6 which facilitated the building of the 1930's rear extension. This thus establishes the existing condition between the two properties. No7's rear 3 storey extension has a west facing flank wall with fenestration at each storey. The height of the party between the two is established at 6m above ground level and is the element that has influence on natural light levels to the spaces behind the windows to the ground and first floor. However the greatest influence to the to west facing flank windows of No7, is the 4 storey rear party/flank wall between No6 & No5 which is some 13m high and greatly restricts any 'sky component' from the west reaching these windows.

The design approach for the new rear extension is very simple; if all the proposed mass of the new works is contained within a zone from the top of the existing rear party wall between No6 & 7 and the top of the 4 storey rear party/flank wall between No6 & No5, then there will be no

P814 No 6 Lincoln's Inn Fields, Camden, London, WC2A 3BP

## **Design And Access Statement & Historic Building Impact Assessment**

restriction of light to the rear of No7. Further to this the new 2<sup>nd</sup> floor accommodation is set back from the rear north boundary thus eliminating any effect that this may have to any oblique angles of 'sky component' glimpsed from the north rear elevation of No7. It must also be noted that this is fully masked to the north of Whetstone Park by the 6 ½ storey block immediately opposite the rear of both these properties.

It is considered that this is a simple situation of 'infilling' an established shaded void thus no detailed 'rights of light' study is required. If this common sense approach is note accepted by any adjacent owner or party then a detailed study will be provided to fully justify this approach.

There is only one new, east facing, window to the 2<sup>nd</sup> floor bathroom, this window will be obscurely glazed. There are no other aspects within the new part of the building to over look No7 or compromise the privacy of any adjacent property.

### **Access**

The site access is established and remains unchanged. Level access will be provided to the rear to standards set out in 'Part M' of the building regulations.

### **Landscape**

It is envisaged that the front light well and paved area behind the railings will be adorned with low level plants & shrubs within freestanding containers and therefore will not be the subject of any formal proposal.

### **Green Statement, Renewable & Energy Conservation**

It is proposed that the good detailed design, construction methods and off site fabrication will reduce site wastage to under 5%, below current targets sets by the government. No endangered timber species will be used or product that has a particular high emission of carbons in its manufacture. Recycled products will be considered where appropriate.

Orientation of the main glazing has been considered in terms of the benefits of solar gain, together with the means to provide adequate shading. Passive ventilation is proposed where feasible to all main areas, with central heat recovery, minimising any heat loss..

The proposed building new & existing envelope has been considered in terms of conservation of fuel and power and is structured to exceed the requirements set out in Part 'L' of the 2006 Building Regulations in terms of the actual dwelling carbon dioxide emission rate being much better than the target carbon dioxide emission rate.

## **HISTORICAL BUILDING IMPACT ASSESSMENT**

The following outlines the proposed works to the historic building fabric following pre-application liaison with Camden's Urban Design & Conservation Officer: Charlie Rose and agreed opening up works completed to date.

*Note: is assessment must be read in conjunction with the structural Engineers Report and method statement, outlining all necessary structural remedial work.*

### **Design Aims**

The Design & Access Statement has already explained and detailed the design approach the proposed works, which by the construction of the new rear extension greatly reduce the alteration work and service installation that would otherwise be required to the existing fabric.

**The following points address each main element of the existing fabric:**

### **Front Elevation**

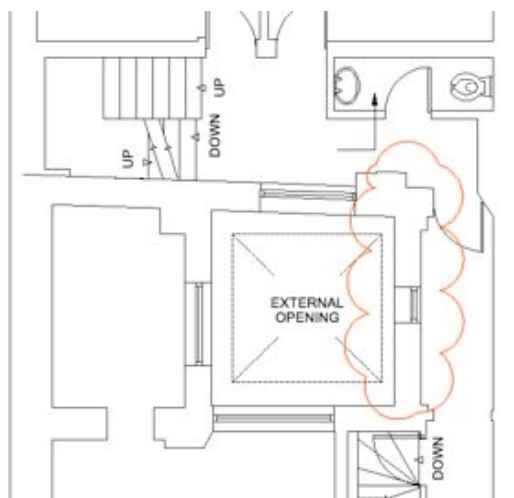
**Brick work:** The front elevation is generally in good condition and should not require any remedial work. Once we have better access to the front elevation for close inspection, we will confirm the method of brick cleaning and repointing, if this is necessary.

**Windows:** The existing sash windows will be overhauled as required: new sash cords, parting beads etc.

**Replacement glass:** We confirm that the 8mm acoustic clear glass will be retro fitted within the existing sashes and will provide an example of this for approval.

### **Ground Floor**

**Loss of flank wall:** The flank wall opposite the closet wing as shown below:





P814 No 6 Lincoln's Inn Fields, Camden, London, WC2A 3BP

**Design And Access Statement & Historic Building Impact Assessment**

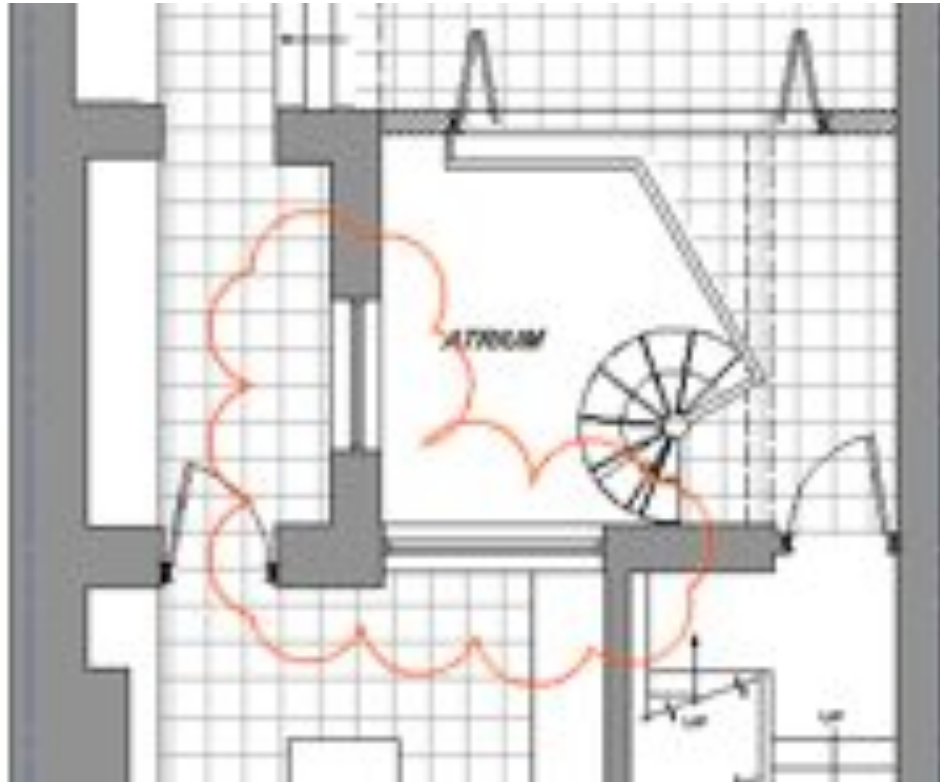
Investigation on site confirms that this element is not part of the original fabric nor even part of the 1950's extension, but a later addition. The construction using lightweight blocks, joists with metal joist hangers and a steel shown in the photos below clearly establish this, therefore we don't feel loss of this element should be of concern.



P814 No 6 Lincoln's Inn Fields, Camden, London, WC2A 3BP

**Design And Access Statement & Historic Building Impact Assessment**

Existing Ground Floor rear sash windows: Further to the development of the proposed scheme we confirm that both these windows are now retained within the current scheme:





P814 No 6 Lincoln's Inn Fields, Camden, London, WC2A 3BP

**Design And Access Statement & Historic Building Impact Assessment**

Larger opening at half landings: We feel we must assume that the rear extension was linked to the original building via the half landings at a latter stage, thus this rear passage was formed on the ground with WC built above, thus the original window openings to the half landing would have been reduced, this can be seen in the photos below:



Now that the soffit to the stairs and landings has been removed, as part of the approved opening up works, the original timber lintel over the original opening is visible. Thus our aim is not to enlarge these openings but returned them to their original proportions. Further to discussions on site we confirm that a casement doors to mimic the current rear window glazing module are proposed to this half landing, thus internally the door set appears to be an external French casement that divides the old from the new. Detailed joinery drawings will be submitted at the appropriate time to address any conditional approval granted.