

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

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

**Second Floor:** The proposed opening on this floor has been amended to reflect the findings of the 'opening up' work on site. Part of the panelling which had been replaced by 6mm ply, was removed revealing an existing opening, which had been framed out and covered with plywood:



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The framing is C20th. The bottom panelling, also plywood was not removed, but the following photo was taken between the framing to reveal the floor boards running through the opening:



We propose to open up and reinstate this existing opening.

The proposed scheme has been revised to retain the chimney breast on the second floor, also to retain all original door positions from the stair well.

**Third Floor:**

The scheme has been revised relocate the en-suite facilities as suggested. The design regime is clear in this respect; that the service and modern facilities are to be sited in the new rear building thus minimising the impact on the historic building fabric. By extending the existing closet wing we are now able to achieve this on all floors.

**Proposed Services:**

The aim is that the new rear building be the 'host' to all the main plant and distribution runs, with the rear extension to the closet wing we are able to use this as a raiser to serve all levels of the existing house, thus the impact to the historic fabric will be very slight.

S.V.P / drainage runs: there are no svps or drainage runs proposed in the original fabric of the building, all bathrooms & kitchens are contained within the new element.

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**Electrical:** The main service duct raiser is in the new extension together with the new distribution board. The existing fabric has already been wired therefore existing routes and ducts will be re-used.

**Domestic water:** there are no new domestic water draw off points proposed with in the existing historic fabric.

**Heating:** Low level radiators are proposed in all the main rooms below existing windows, these are established positions with 13mm pipe work in place. It is proposed that the pipe work is replace in existing pipe runs, thus no new routes are proposed.

**Fire & Alarm System:** The building has an existing fire and alarm system, which is to be overhauled and reused.

**Small Power, BT & Data:** the existing building (formally an office) is fully wired and thus has more than enough existing ducts, chases and cable routes to meet it new use, thus no new routes are proposed.

### **Joinery:**

**Front Door:** Existing 6 panel door to be retained

**Internal Doors:** Existing 4 & 6 panels doors to be retained. New doors to match existing.

**Skirting:** Various sections are found on each floor, which are to be retained. Any sections that require replacement will be matched with existing.

**Architrave & Dado:** Various sections are found throughout the building, which are to be retained. Any sections that require replacement will be matched with existing. The Georgian Group have identified an area of original dado & architrave, this will be used as a pattern for any new areas. This will be confirmed with the Conservation Officer at the appropriate time.

**Timber panelling:** All timber panelling is to be retained and locally repaired with matching timber. Light renovation is proposed to reveal hidden detail of the original profiles, however the original 'patina' of the timber will be retained.

### **Decorative Plaster Elements:**

The existing cornices to the ground & first floors are intact and are to be retained. The cornice to the second floor is timber as is to be locally repaired and retained in current form. There are no other mouldings present.

### **Conclusion**

The above outlines the key aims of these proposals which have been carefully considered at each stage and are aimed to preserve the character of the house. All materials and surface finishes are to be completed to match those of adjacent areas and thus appear seamless in their execution. All Structural elements will be designed by the Structural Engineer to fulfil their task simply whilst complying to current standards and fully safeguard the integrity of the existing fabric. As Architects we are keen to state that this process is comprehensive and involves the assessment of many options to produce a 'developed' scheme. The current scheme has been produced in close liaison with Camden's Urban Design & Conservation Officer: Charlie Rose and address all comments made to date. We welcome any further comments that may arise from the consideration of these proposals and look forward to returning this building to its former use.