

APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT DESIGN JUSTIFICATION STATEMENT

Front Yard Wall Rebuilding At:

59-60 LINCOLN'S INN FIELDS
LONDON WC2A 3LS

1.0 General Description

This statement relates to 59-60 Lincoln's Inn Fields, currently owned and occupied by Garden Court Chambers, and a Grade I listed building dating from circa 1641. This building is more traditionally known as "Lindsey House" and holds significant architectural and historic standing as a building of potential authorship to Inigo Jones and as the centrepiece and only remaining part of the early-mid 1600's development of the west side of Lincoln's Inn Fields.

The works that constitute this application are the rebuilding of two dividing walls within the front yard of no.59-60. These are shown at photos 1-5.

Following archive research it has been determined that these walls are rebuilds dating from the late c.19th, replacing previous walls of similar size and stature. See photo 14.

The front rubbed brick piers are original to the building and no works are proposed to these parts.

2.0 The Problem

Both of the yard walls are leaning to the north and are considered to be dangerous, posing a high risk to persons and property. Please see the attached report by the structural engineers Scott Wilson, dated 24 April 2009, outlining the problem and its causes. It can be predicted that the problems will continue to get worse and it is therefore urgent that works are undertaken as soon as possible to prevent these walls from being blown over.

See photos 6 – 8.

3.0 Remedial Options

Below is a précis of the remedial options available:

- Option 1: Strengthen the walls using steel buttressing (clad in brick) with stitch reinforcements into the end abutments. This is not an ideal solution because the walls will still require substantial repair and remedial work and the required steelwork footings will interfere with vault rooms which exist beneath the walls. In due course the wall will require rebuilding anyway, because the problems will continue.
- Option 2: Partial rebuild of the upper part of the walls where the leaning takes place. The final aesthetic will potentially not be ideal, and work at the abutments will still be required to induce movement joints (as noted below) meaning that very little brickwork could actually be saved in-situ.
- Option 3a: Rebuild the walls like-for-like, using yellow stocks – to match the Victorian rebuild (see photos 3, 4, 9). The original foundations could be re-used and movement joints would be added at the abutments to protect the piers from future movement.

- Option 3b: Rebuild the walls like-for-like, using a specially selected hand made red bricks - to match the brickwork from before the Victorian rebuild, as evidenced by the areas of red brickwork that have survived (see photos 2, 10, 11). Again, the original foundations could be re-used and movement joints would be added at the abutments to protect the piers from future movement.
- Option 4: Rebuild the walls using red bricks, with an aesthetic design to match the previous recessed brickwork panels to the inner face (see photo 14, dated 1809). This is an appealing idea, however this would require a great deal of additional work: The foundations would need to be fully replaced because of the change in design, disrupting the vault roof finishes below. The wall piers would also need to be strengthened with steel in order to counter the increased slenderness of the design and prevent the problem re-occurring.
- Option 5: Do nothing. Not an option, because the leaning walls are considered to be dangerous.
- Option 6: Replace with a set of iron railings. You have indicated that unless there is a precedent for this, this option is unlikely to be approved. We have found no such precedent.

Our proposal is to rebuild the walls as outlined within option 3b. Details of this are shown on the attached design drawings 070631/03-07.

Through pre-application consultation, I am encouraged to hear your initial assessment that option 3b is the best option.

4.0 Materials

We have reviewed a range of available brick types of a hand-made, imperial-sized variety. The Coleford Dark Mixed Tudor Red appears initially to be most suitable. See photos 15 and 16. We are happy for this to be subject to later agreement, when all samples will be held on site.

There is a precedent for previous the use of red brick, as evidenced by the remnants shown in photos 2, 10 and 11 dating from before the Victorian rebuilding. It should also be noted that the original appearance of the building façade to no.59-60 was of bare red brickwork between rendered pilasters, before it was later totally rendered. Therefore, the proposed use of red brick is also compatible with this historic precedent for the use of red brick on the site.

The current coping stones are modern replacements in roughcast concrete with insufficient overhangs, no drip throat, no weathering slopes (flat top) and no dpc (see photo 12). It is proposed to replace these in reconstituted Portland Stone with improved detailing, as shown on drawing 070631/07. There is a precedent for the use of Portland Stone in the design of the finials to the front piers and also the Portland stone façade of the adjoining building of no.57-58.

5.0 Further Investigation

There is one final matter which requires further investigation, which cannot be determined at this point:

The front rubbed brick pier to the south is leaning outwards, over the pavement. The structural engineer has advised that the foundations should be investigated with a trial pit, in order to ascertain whether underpinning is required.

We would be happy for this item of work to be subject to investigation when the contractor is on site, in order to determine the best remedial approach.

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CONSENT
ACCESS STATEMENT**

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The means of access to the no.59-60 Lincoln's Inn Fields will not change as a result of the proposed works to the front yard walls.

The works covered by this Listed Building and Planning Application constitute the rebuilding of the front yard walls for safety reasons. These works will be undertaken as part of a larger project to conserve and repair the front facades to 57-58 and 59-60, as covered by the Listed Building Consent Ref: 2007/2800/L. The building will remain occupied during the works and all entrances and fire escape routes will be fully maintained. No works will be undertaken from the highway and all access routes towards the property will be unaffected.