

DESIGN & ACCESS STATEMENT

INSTALLATION OF GLASS ENTRANCE DOORS TO 1, 4 & 5 STONE BUILDINGS, LINCOLN'S INN, LONDON WC2A 3XL

DESIGN

Use

1, 4 & 5 Stone Buildings are currently in use as Barristers Chambers accommodation (B1 Offices) on basement to second floors with residential flats (C3 Dwellings) on third floor.

The proposed enclosures of 1, 4 & 5 Stone Buildings with glass entrance doors are in exactly the same form as approved at 6 Stone Buildings and 3 Stone Buildings. No.6 was previously approved on Appeal on 16th September 2004 (Case ref APP/X5210/A/03/1138475 and APP/X5210/A/03/1138473) and No.3 was recently approved on Appeal on 6th November 2007 (Case ref APP/X5210/A/07/2035326/NWF and APP/X5210/A/07/2035308/NWF). Copies of these Appeal Decisions are enclosed with this application.

The appropriate form of enclosure had been considered very carefully prior to the 2003 Applications at No. 6 Stone Buildings and the Inspector's recommendation at the 2004 Hearing was that the door as proposed at No. 6 would be acceptable for the western range of Stone Buildings [which includes No. 3] and would in the future to all intents and purposes be entirely reversible. The decision was made after detailed consideration of proposals that had evolved through a process of consultation and trial of possible alternatives.

The application for 3 Stone Buildings was therefore approached in a similar manner. The appeals were allowed on the basis that the option of installing glass panels was the most viable solution to the operational deficiencies of the building, which are detailed in the Supporting Statement.

Regard was had to other existing situations in the Inn and in particular or course, great concern was shown for this important range of buildings to ensure that works of enclosure now would not have any far reaching or irreversible consequences should demands change that would make that particular design or form of door enclosure inappropriate in the future.

The enclosure will have environmental advantages, energy saving and climate control improvements within the staircase and landing areas of the building as well as offering substantial improvements in security and convenience to occupiers.

Amount

The proposal contained within the submitted application is only for the installation of a glass door at each of the entrances and there are no works to any other spaces in the building pursuant to this application.

Layout

No alterations are proposed.

Scale

Again, no alterations are proposed to any aspect of the building other than the installation of doors.

Landscaping

There is no landscaping relating to the Application. Landscaping of Lincoln's Inn as a whole will continue as existing.

Appearance

The only change will be by the introduction of the non-reflective glass door and its attachments. These have previously been approved at No. 6 as referred to above and in the Secretary of State's decision letters and Inspector's Reports.

Refuse

The Inn's current refuse arrangements are unaffected by the proposal.

Access**Vehicular Transport Links**

There are no amendments arising from this proposal.

Inclusive Access

Access to the upper floors in these buildings is by staircases and lifts. There will be no changes to the arrangements, except for the entry phone system, for security and for convenience.

Lincoln's Inn has a policy of providing inclusive access wherever possible. There are no specific improvements to accessibility arising from the submitted proposal.