

SUPPORTING STATEMENT

GLASS DOOR ENTRANCES TO 1, 4 & 5 STONE BUILDINGS, LINCOLN'S INN, LONDON WC2A 3XL

The Inn is heavily dependent for the upkeep of its Estate on income from its buildings by letting to Barristers and to other commercial and residential users.

The maintenance of the Precinct, including the gardens and the important groups of Listed Buildings are all funded and can only be sustained by the continued letting of the commercial and residential spaces within. It is imperative that these spaces are maintained to standards and in forms that the relevant markets now demand whilst conserving the important historical features of the buildings and enhancing the character of the overall estate. The Inn's buildings have to be maintained in condition and configurations that allow the Inn to compete with accommodation in the surrounding area, to which Barristers and other commercial occupiers would otherwise be attracted.

There is no requirement for Barristers to remain within the Inns of Court and they will not do so unless the conditions in which they work are at least on a par or better than available alternatives. The Inn's strategy is positively to maintain and improve all of its buildings, to make them usable now and sustain them for future generations and to conserve the historic character and fabric of the Inn.

The enclosure and security provided by front doors at 1, 4 & 5 Stone Buildings would significantly improve the management and operation of the buildings for its Barrister tenants, improve sustainability, the maintenance and cleaning of the common parts, energy efficiency and improve security both for the Barrister's and residential occupiers alike.

The purpose of installing new glazed doors is to create a secure, stable and comfortable environment within the buildings. As noted in the Appeal decision

at 3 Stone Buildings, they will allow passage and interaction across landings and between floors occupied by the same sets of barrister chambers without the problem and inconvenience of having to secure each and every access point onto the staircase open to the street, as members and staff of the chambers move around the building during the continuance of a normal day.

Despite providing the usual locks, security is a real problem with a number of thefts increasing dramatically over the past few years.

The proposed works will also help resolve problems of climate control within the stairwell areas. Humidity, condensation, heat and cold within the entrance and staircase areas will all be capable of being regulated.

The staircases are by design, bleak. Only the most basic forms of decoration and light fittings can be used at present because of the problems with condensation on the walls and stone soffits. Whilst the Inn has no wish to domesticate these staircases, they could be made considerably more attractive if the internal climatic conditions could be controlled and access to them were restricted to bona fide visitors. There has apparently been a history in the past of fouling on the stairs, especially at basement level.

The proposed installation is for new frameless non-reflective glass doors and glass over-panels with small and unobtrusive patch fittings and short fixed side panels in stainless steel and stainless steel handles, floor closers and locks. To remain visually unassertive, the door is set back approximately 0.5m in from the front face of the building and 0.35m from the face of the first entrance step of the buildings. In the appeal decision at 3 Stone Buildings, it was noted that it is the arcading that is the visually dominant element, whether occupied by a window or doorway. The Inspectorate considered that the architectural composition could accommodate the introduction of a door without adverse consequences.

The Inspectorate also accepted that the permission granted in the Appeal would establish a precedent in relation to 4, 5 and 6 Stone Buildings which have similar entrance arrangements.

The Inspectorate concluded that subject to care in the execution of the work there would be no harm to the listed building and its setting or to the character and appearance of the conservation area. Furthermore the proposal would have the benefit of meeting the operational requirements of the 21st Century, thus helping to ensure the long term use of a listed building of outstanding importance.