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1-2 Lincoln's Inn Fields Camden London

**Written Scheme of Investigation for
Historic Building Recording**

Oxford Archaeology

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Prepared by: Jonathan Gill
Position: Senior Project Manager

Checked by: Julian Munby
Position: Head of Historic Buildings Department

Approved by: Julian Munby
Position: Head of Historic Buildings Department
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Oxford Archaeology

Janus House

Osney Mead

Oxford OX2 0ES

t: (0044) 01865 263800

e: oasouth@oxfordarch.co.uk

f: (0044) 01865 793496

w: www.thehumanjourney.net

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1-2 Lincoln's Inn Fields, Camden, London

WSI for Historic Building Recording

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1-2 LINCOLN'S INN FIELDS

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

1 INTRODUCTION

1.1 Background to project

- 1.1.1 Oxford Archaeology (OA) has been asked by Jessam Al-Jawad of David Chipperfield Architects to produce a Written Scheme of Investigation (WSI) for a programme of historic building recording at 1-2 Lincoln's Inn Fields in Camden, Greater London. The building is listed at Grade II (see Appendix B) and it is within the Bloomsbury Conservation Area.
- 1.1.2 The recording relates to a proposed development to refurbish and alter the building. The proposals primarily involve minor alterations to opening sizes in some of the historic spaces and more significant interventions to the main stair and at third floor level.
- 1.1.3 Listed building consent for the refurbishment works has been granted and condition No 7 states:
- 1.1.4 *'No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority advised by English Heritage.'*
- 1.1.5 *Reason: In order to ensure an appropriate record is made of any fabric of architectural/historical/archaeological significance which may be revealed or affected by the works hereby approved and safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Frameworks Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies'*
- 1.1.6 A number of previous investigations have previously been undertaken into the history and heritage of the building. In December 2012 Julian Harrap Architects (JHA) produced a Statement of Significance on the building and in January 2014 they produced a Heritage Impact Statement. David Chipperfield Architects have also undertaken a record of features in each room.
- 1.1.7 The building has therefore been investigated in some detail in the previous reports (albeit non-intrusive investigations) but they have not been formal programmes of recording with deposited archives.
- 1.1.8 The scope of the proposed recording work has been discussed with English Heritage (detailed further below).

1.2 Aims and objectives

- 1.2.1 The overall aims of the project would be:
- to investigate and record for posterity the building prior to its alteration;
 - to record any features which will be lost in the development
 - to record any features in the building which may currently be exposed but which
-

- will be covered over in the proposed development to analyse and study the recorded data;
- to make the record publicly accessible through a report (a public document) and a project archive deposited with a public institution

2 HISTORICAL BACKGROUND

2.1 Introduction

2.1.1 The history of the building has been detailed in the *Statement of Significance* document by Julian Harrap Architects (JHA) and only a short summary of this is included below. The JHA document utilised information contained in *Nos. 1&2 Lincoln's Inn Fields, Borough of Camden, London: An Architectural History* (2012).

2.1.2 *Lincoln's Inn Fields*

2.1.3 Lincoln's Inn Fields is the largest public garden square in London and it began to be laid out in the 1630s with the southern and western sides by the speculative builder William Newton. By 1659 three sides had been laid out and in 1735 the square was fully enclosed.

2.1.4 The current buildings at No.1-2 Lincoln's Inn Fields was constructed as two separate dwellings in the first half of the 18th century as replacements for the original 17th century buildings on the site. No.1 is understood to have been rebuilt in the early 1730s and No.2 rebuilt in the second half of the 1740s (JHA quoting Oliver Bradbury).

2.1.5 Nos. 1 and 2 Lincoln's Inn Fields were combined in the 1840s to form a larger single dwelling. The original staircase from No.2 was removed and that from No. 1 was repositioned (and much altered). The main rooms were left little altered in these works but the central portion of No. 2 was more substantially altered and a single central entrance was added.

2.1.6 *Outline description*

2.1.7 **Extenal:** Nos 1-2 Lincoln's Inn Fields is a four storey building (plus basement) constructed from yellow/brown stock bricks with flat-arch lintels. The south elevation facing the garden square is clearly that of two conjoined buildings and there was little attempt to regularise the elevation in the 1840s works.

2.1.8 **Internal:** The interior retains many rooms which survive little altered from the 1730s/40s construction with primary fixtures and fittings. Other rooms and areas of the building were more heavily altered in the 1840s.

2.1.9 The current staircase, which the Survey of London states incorporates elements from the original staircase to No.1, must post-date 1840 because it straddles the original party wall between the properties. The location of the original staircase from No. 1 is uncertain and Oliver Bradbury suggests the possibility of a former stairwell located in the NE corner of the connecting rooms with a front door off Whetstone Park

3 METHODOLOGY

3.1 Introduction and Scope

3.1.1 Discussions have taken place with Mike Dunn from English Heritage (Greater London Archaeology Advisory Service) and he has confirmed that the recording should focus on those historic features of significant interest which are to be removed/lost as part of the

proposed works. Mr Dunn agreed that this would largely take the form of photographic and descriptive record putting the elements/features into context.

3.1.2 The main areas where substantial works are proposed are:

- Basement: features of historic interest – staircases, fireplaces, window surrounds and possible some doors
- Ground, 1st and Second floors: Window features and fire places of middle rooms of No.2 (room no's 005,105, 205)
- 3rd floor: Staircase balustrade, Fireplaces, window surrounds and possibly some doors

3.2 Recording of building

3.2.1 The recording of the building would be undertaken broadly at Level 2 as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice* (2006) principally focusing on the areas/features of the building which will be directly impacted by the proposed works.

3.2.2 The EH guidance document states that Level 2 is '*a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record or it may serve to gather data for a wider project. Both the exterior and interior will be viewed, described and photographed. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive*'.

3.2.3 The site recording would consist of two main elements: a drawn record and a descriptive, written record. Particular attention would be paid to the architecture, use, construction and evolution of the building.

3.2.4 Photographic Record

3.2.5 The photographic record is intended to act as a general record of the building in its current state, prior to the development. It will concentrate on features/areas to be lost and it will include both general views and detail shots of items/features of archaeological detail. It will consist of the following:

- 35mm monochrome (black and white) film as a primary recording medium, to produce an archive-stable photographic record
- Digital photography (jpeg format) with an 8 megapixel camera as a supporting recording medium, which will provide record shots and images for reports. Digital images will be stored on CD and in an appropriate format to conform to the requirements of the archiving authority.

3.2.6 A large number of digital photographs of the building have already been undertaken both by JHA and David Chipperfield Architects. New photographs will be taken to complement these and to ensure that those in the project archive are curated correctly for long-term preservation.

3.2.7 The range of photographs taken will include:

- Setting
- External elevations
- Internal views of the main spaces
- Fixtures and fittings
- Areas or features which are currently exposed but which will be covered over again.

3.2.8 All photographic records will be accompanied by a photographic register. Each film will have a unique film number, related to an agreed site code.

3.2.9 A photographic scale will be used in images of features or artefacts. A flash will be used in some of the photographs.

3.2.10 *Written Record*

3.2.11 The written record is intended to supplement and support the other two elements of the recording and to provide additional descriptive analysis of the building, in terms of its design, setting, construction, development and use.

3.2.12 The written record would utilise the existing metric survey drawings of the building. These will be annotated to explain and record the building in terms of its history, evolution and use. Features of interest and evidence of phasing would also be added to the drawings.

3.2.13 *Historical research and consultation*

3.2.14 The project will be supported by historical research based on maps, the main secondary sources and previous studies. This will add to the overall understanding of the building.

3.3 Reporting, Archiving and Publication

3.3.1 After completion of the site recording an A4 bound report would be produced detailing the project. The report will contain:

- Introduction and background to the project;
- Aims and objectives, methodology; date of recording
- an historical background
- a description of the building placed in its wider context
- an analysis of the historical form, development and significance of the building.
- Conclusions
- copies of significant historical maps or plans
- a site location plan
- a selection of photographs

3.3.2 The report will be submitted to the curatorial authorities as well as to English Heritage. Copies will also be sent to the National Monuments Record in Swindon and other relevant bodies (local library).

3.3.3 The archive will be compiled in accordance with the standards contained in MAP2 (English Heritage) and with the receiving museums guidance. It will include all records collected and produced during the works (photographs, negatives, notes, drawings, report. All archive storage material will comply with the requirements of the UKIC. The archive will be indexed and internally consistent.

3.3.4 A digital data archive of data will be produced. This will adhere to ADS guidelines, and the Employers Information Management standards and procedures. It will be submitted, virus free, on correctly labelled CD-R or DVD.

4 MISCELLANEOUS

4.1 Programming

4.1.1 The building recording will comprise two main phases of recording:

4.1.2 1) prior to the start of development works to record the building in its current form;

4.1.3 2) an intermittent watching brief to record features or areas which are currently hidden but which will be uncovered by the development works. This watching brief will be targeted on areas of potential interest and it is anticipated that it will be limited in scope, probably not exceeding two days on site.

4.2 Health and safety

- 4.2.1 In line with the Health and Safety at Work Act 1974, The Management of Health and Safety Regulations 1992 and The Construction (Design and Management) Regulations 1994 the archaeological contractor will prepare project specific Risk Assessments prior to commencement of the work and will provide copies of the company's Health and Safety Policies. There should be a nominated safety officer, and appropriate provision of first aid, telephone and safety clothing as advised in the SCAM manual on archaeological health and safety and further identified in the site specific risk assessment.
- 4.2.2 The fieldwork should be undertaken in accordance with all relevant current Health and Safety Legislation. This includes in particular the following regulations (the list is not intended to be exhaustive):
- Health and Safety at Work Act 1974
 - Construction (Design and management) Regulations 1994
 - The management of Health and Safety at Work Regulations 1992
 - Personal Protective Equipment at Work Regulations 1992
 - Work Equipment Regulations 1992
 - Manual Handling Operations Regulations 1992
 - Workplace (Health, Safety and Welfare) Regulations 1992

4.3 Additional details

- 4.3.1 As a Registered Archaeological Organisation Oxford Archaeology comply with, or exceed, all professional standards set by the Institute for Archaeologists.
- 4.3.2 The OA holds Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance (minimum £5,000,000 cover).
- 4.3.3 Oxford Archaeological Unit (OAU) changed its trading name to Oxford Archaeology (OA) on the 1st November 2001. Oxford Archaeological Unit is still our registered company name and our registered charity name.
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Appendix A: Bibliography

- | | | |
|------------------|------|--|
| English Heritage | 2006 | <i>Understanding Historic Buildings – A Guide to Good Recording Practice</i> |
| JHA | 2012 | <i>1-2 Lincoln's Inn Fields, London: Statement of Significance</i> |
| JHA | 2013 | <i>1-2 Lincoln's Inn Fields, London: Heritage Impact Assessment</i> |

APPENDIX B. LISTED BUILDING DESCRIPTION

CAMDEN

TQ3081SE LINCOLN'S INN FIELDS 798-1/106/1050 (North side) 24/10/51

Nos.1 AND 2 and attached railings

GV II

2 terraced houses, now converted to one. C18 earlier, with alterations 1820. Multi-coloured stock brick with stone band at 1st floor sills, No.1 with stone band at basement level. 4 storeys and basements. 2 and 3 windows respectively, No.1 with 7-window left return the first 2 being blind. Single entrance in No.2. Doorcase with stone architrave, plain frieze and block bracketed cornice. Yellow gauged flat arches to recessed windows. No.1 with stone cyma bracketed cornice at 3rd floor. Parapets. INTERIOR: not inspected but noted to be fine with early C18 doorcases, chimney-piece and panelled rooms. Stairs with twisted balusters, fluted column newels and carved ends. SUBSIDIARY FEATURES: cast-iron railings with spearhead finials attached to areas. HISTORICAL NOTE: during 1820 No.2 was amalgamated with No.1. The staircase was removed from No.2 and the staircase from No.1 rebuilt between the 2 houses, creating one central entrance. (Survey of London: Vol. III, St Giles-in-the-Fields: London: -1912: 108-109).

Listing NGR: TQ3064181443

Selected Sources

1. Article Reference - Title: The Parish of St Giles-in-the-Fields Part 1 Lincoln's Inn Fields: Volume 3 - Date: 1912 - Journal Title: Survey of London - Page References: 108-109

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