

# **Design, Access and Heritage Statement for Listed Building and Conservation Area Consent**

**The Old Hall  
Lincoln's Inn  
London  
WC2A 3UP**

**Prepared on behalf of**

**The Honourable Society of Lincoln's Inn  
Treasury Office  
Lincoln's Inn  
London  
EC2A 3TA**

**Job No: 27144**

**Date: January 2015**

**BAILY • GARNER**



Design, Access and Heritage Statement  
for Listed Building and Conservation Area Consent

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Prepared By: Derek Johnson BSc (Hons) MRICS

Authorised for Issue: Digitally signed by Derek Johnson

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

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## Design, Access and Heritage Statement for Listed Building and Conservation Area Consent

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### 1. Introduction

- 1.1. This Design and Access Statement has been prepared by Baily Garner on behalf of The Honourable Society of Lincoln's Inn. The proposal is for the installation of a fall restraint system to the pitched roofs of the building to front and rear.
- 1.2. This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.3. The structure and content of the statement has been informed by DCLG Circular 01/2006 *Guidance on Changes to the Development Control System* (12 June 2006) and *Design and Access Statements: How to Write, Read and Use Them* (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

#### Structure of the Statement

Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:

- **Section 2.0 Understanding the Context**
- **Section 3.0 Design**
  - **Description of Proposal, Use, Layout, Scale and Appearance**
- **Section 4.0 Access**
- **Section 5.0 Summary and Conclusion**

# The Old Hall, Lincoln's Inn Estate, London, WC2A 3UP

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### 2. Understanding the Context

#### 2.1. Strategic Context

The Old Hall is located within Lincoln's Inn.



Lincoln's Inn Estate

#### 2.2. Property Description

The Old Hall is a grade I Listed Buildings (C.1489-1492) and are situated within Bloomsbury Conservation Area. The properties, are owned by the Honourable Society of Lincoln's Inn and are situated on the Lincoln's Inn Estate. The building is used primarily as a function room and area which is available to the public for private hire or to the members of the Honourable Society of Lincoln's Inn.

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### 3. Design

#### 3.1. Description of Proposal

The main proposal is to install a fall restraint wire based system to the roof of the building. This system is to be 'Latchways' traditional class B1 restraint system and used for maintenance and inspection purposes only.

#### 3.2. Use

The existing property is used as an events hall.

#### 3.3. Layout

No changes are proposed to the existing layout.

#### 3.4. Scale

No change in scale is proposed and therefore this item is not considered applicable.

#### 3.5. Appearance

The wire based fall restraint system will alter the appearance of the buildings slightly, however it will be virtually unnoticeable from ground level due to the low visual impact nature of the wire and post system.

#### 3.6. Access

No changes are proposed to the access arrangements.

### 4. Summary

- 4.1 The new fall restraint system will be installed and weathered in keeping with the heritage of the building, the low profile of the installation will keep the appearance of the building very similar to the original. This installation will enable the Honourable Society of Lincoln's Inn to better comply with the Health and Safety at Work Act 1974 and the working at Height Regulations.

# Appendix A

## Photo Schedule

Appendix A

Photo Schedule



View of Old Hall and adjoining building front elevation.



View to Old Hall and attached gateway front elevation.

Appendix A

Photo Schedule



View of Old Hall, front elevation ground level.



View of Old Hall roof level, front elevation.



Appendix A

Photo Schedule

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View of Old Hall, Rear elevation.

# Appendix B

Listing Entry

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** OLD HALL AND ATTACHED GATEWAY

**List Entry Number:** 1379316

### Location

OLD HALL AND ATTACHED GATEWAY, OLD SQUARE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** I

**Date first listed:** 24-Oct-1951

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 478692

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ3181SW LINCOLN'S INN 798-1/107/1045 (West side) 24/10/51 Old Hall and attached gateway, Old Square

GV I

Banqueting hall and attached gateway. Hall 1489-92, enlarged c1582-84 by Ralph Symons (surveyor), lengthened c1818-19 under the directions of Joseph and Francis Wigg, extensively restored by Sir John Simpson 1925-8. Gateway added 1926-8. Red brick with blue diapers and stone dressings. Tiled roof with tall brick stacks at either end and central C20 wooden louvred lantern with cupola and weathervane. EXTERIOR: single storey. Unusual in having 4 traceried bay-windows rising the height of the building, 1 at each end of east & west facade. Wall between on east and west facade buttressed with three 3-light traceried windows under 4-centred arches. On the east facade under the right window, a Tudor style entrance of moulded pointed arch having hoodmould with enriched spandrels and label stops. Embattled parapet. To the left, an attached gateway, with foot passage to left of main four centred vehicle arch with 6-light oriel window and small gable over. Inside the gateway a re-set C13 arch on shafts, with dog-tooth ornament, probably being from the wall-arcading of the north wall of the original C13 hall. INTERIOR: of hall has arch-braced roof with collar-beams, walls with linenfold panelling and, against the south wall, an oak screen made by Robert Linton (joiner) and installed 1624. Clock inserted 1819. HISTORICAL NOTE: The Society of Lincoln's Inn moved to this site in c1422 taking over the town house of the Bishops of Chichester who had been established here since c1227. The medieval buildings were gradually replaced; the earliest now surviving is the Old Hall. (Simpson JW Sir: Some Account of the Old Hall of Lincoln's Inn: Brighton: -1928; Transactions of the Ancient Monuments Society, Vol. 28: Summerson J Sir: The Old Hall of Lincoln's Inn: -1984: 8-22).

Listing NGR: TQ3103081395

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## Selected Sources

### Books and journals

Simpson, JW , Some Account of the Old Hall of Lincolns Inn, (1928)

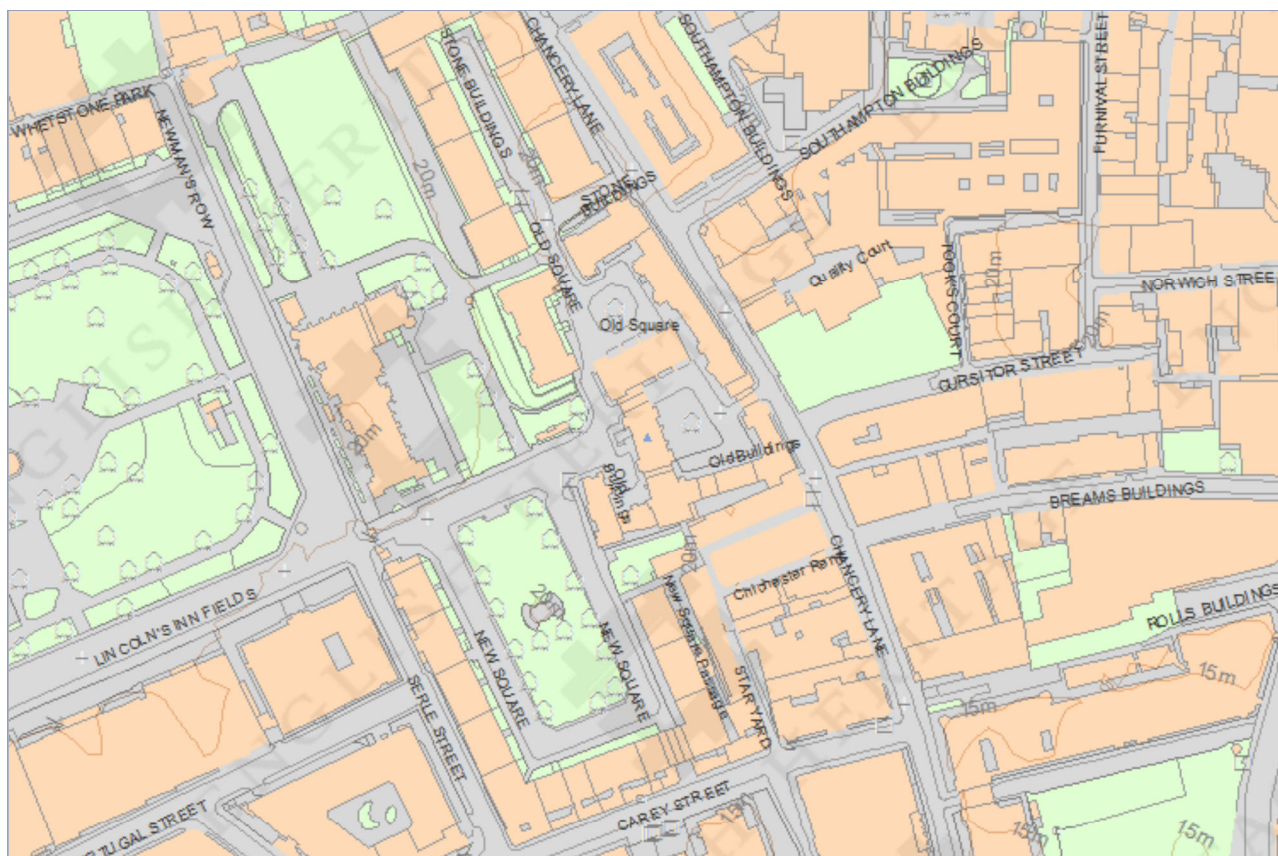
Summerson, J, 'Transactions of the Ancient Monuments Society' in The Old Hall of Lincolns Inn, , Vol. 28, (1984), 8-22

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## Map

### National Grid Reference: TQ 31030 81395

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1379316.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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