

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

**Nos. 8 – 15 Old Square
Lincoln's Inn
London
WC2A 3UE**

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

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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

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06 January 2015 09:39:15

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

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 and flat roofs of the building to front, side and rear elevations to supplement the existing.
- 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

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2. Understanding the Context

2.1. Strategic Context

Nos. 8-15 Old Square is located within Lincoln's Inn.



Lincoln's Inn Estate

2.2. Property Description

The properties are all grade II Listed Buildings (C.1774-1886) 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. Red brick with blue diapers and stone dressings. Slate roofs with tall decorative brick chimney pots, No.13 with a pyramid roof over one bay. Stone plinth moulding at ground floor level. Entrances of square headed and moulded arch types, No.15 with lamp over, approached by steps with solid brick balustrades with moulded capping. Nos. 8-13 with moulded stone drip strings at floor levels. Square headed transom and mullion windows, Nos. 8-10 with cusped ogee tracery and cusped lancets, some forming bays. No.15 with enriched terracotta aprons to 1st, 2nd and 3rd floor windows. Those above the entrance with geometrical tracery. Nos. 8-11 with cornice at 3rd floor with enriched band below. Embattled parapets with gables capped by finials. Lead rainwater heads and pipes.

The buildings are used primarily as barristers chambers with residential premises

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contained on the upper floors.

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 buildings are used primarily as barristers chambers with residential premises contained on the upper floors.

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. The replacement ladders and railings will not alter the appearance of the buildings as they will be a straight replacement for the existing.

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 No.9 and 10 Old Square roof, from ground level.



View of No.8 and 9 Old Square roof, from ground level.

Appendix A

Photo Schedule



View of No.8 Old Square roof, from ground level.



View of No.10 Old Square roof, from ground level.

Appendix A

Photo Schedule



View of No.15 Old Square roof, from ground level

Appendix A

Photo Schedule



View of Nos. 10 and 15 from outside stone buildings.

Appendix A

Photo Schedule



View of No.9-11 Old Square roof, from ground level rear elevations

Appendix A

Photo Schedule



View of No.11 Old Square roof, from ground level (Chancery Lane elevation)

Appendix A

Photo Schedule



View of No.11 and 12 Old Square roof, from ground level (Chancery Lane elevation)



View of No.12 and 13 Old Square roof, from ground level (Chancery Lane elevation)

Appendix A

Photo Schedule



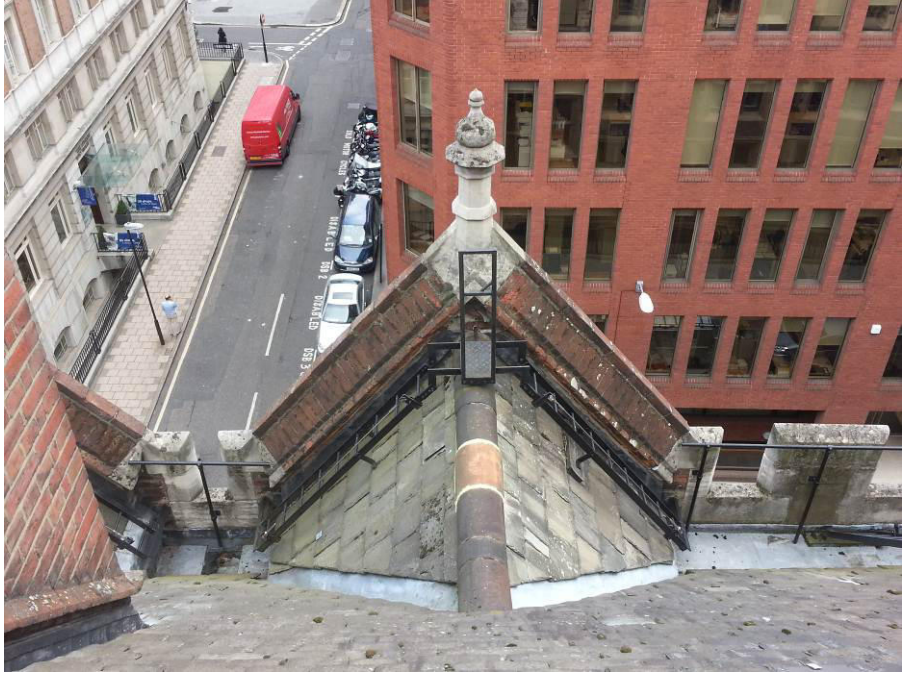
View of existing pitched roofs to 8-10 Old Square



View of existing pitched roofs to 11-14 Old Square

Appendix A

Photo Schedule



View of existing roof access ladders to pitched roof



View of existing roof access ladders to chimney stack

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: NUMBERS 8-15 AND ATTACHED RAILINGS

List Entry Number: 1379314

Location

NUMBERS 8-15 AND ATTACHED RAILINGS, 8-15, 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: II

Date first listed: 14-May-1974

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

Legacy System Information

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

Legacy System: LBS

UID: 478690

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.

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

TQ3081SE LINCOLN'S INN 798-1/106/1029 (North West side) 14/05/74 Nos.8-15 (consec) Old Square and attached railings

GV II

8 terraced chambers. Nos 8-10 1774 by Sir George Gilbert Scott, Nos.11-15 1878-86 by J Oldrid Scott, all in Tudor style. Red brick with blue diapers and stone dressings. Slate roofs with tall decorative brick chimney pots, No.13 with a pyramid roof over one bay. Stone plinth moulding at ground floor level. 4 storeys. Entrances of square headed and moulded arch types, No.15 with lamp over, approached by steps with solid brick balustrades with moulded capping. Nos 8-13 with moulded stone drip strings at floor levels. Square headed transom and mullion windows, Nos 8-10 with cusped ogee tracery and cusped lancets, some forming bays. No.15 with enriched terracotta aprons to 1st, 2nd and 3rd floor windows. Those above the entrance with geometrical tracery. Nos 8-11 with cornice at 3rd floor with enriched band below. Embattled parapets with gables capped by finials. Lead rainwater heads and pipes. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Listing NGR: TQ3103981459

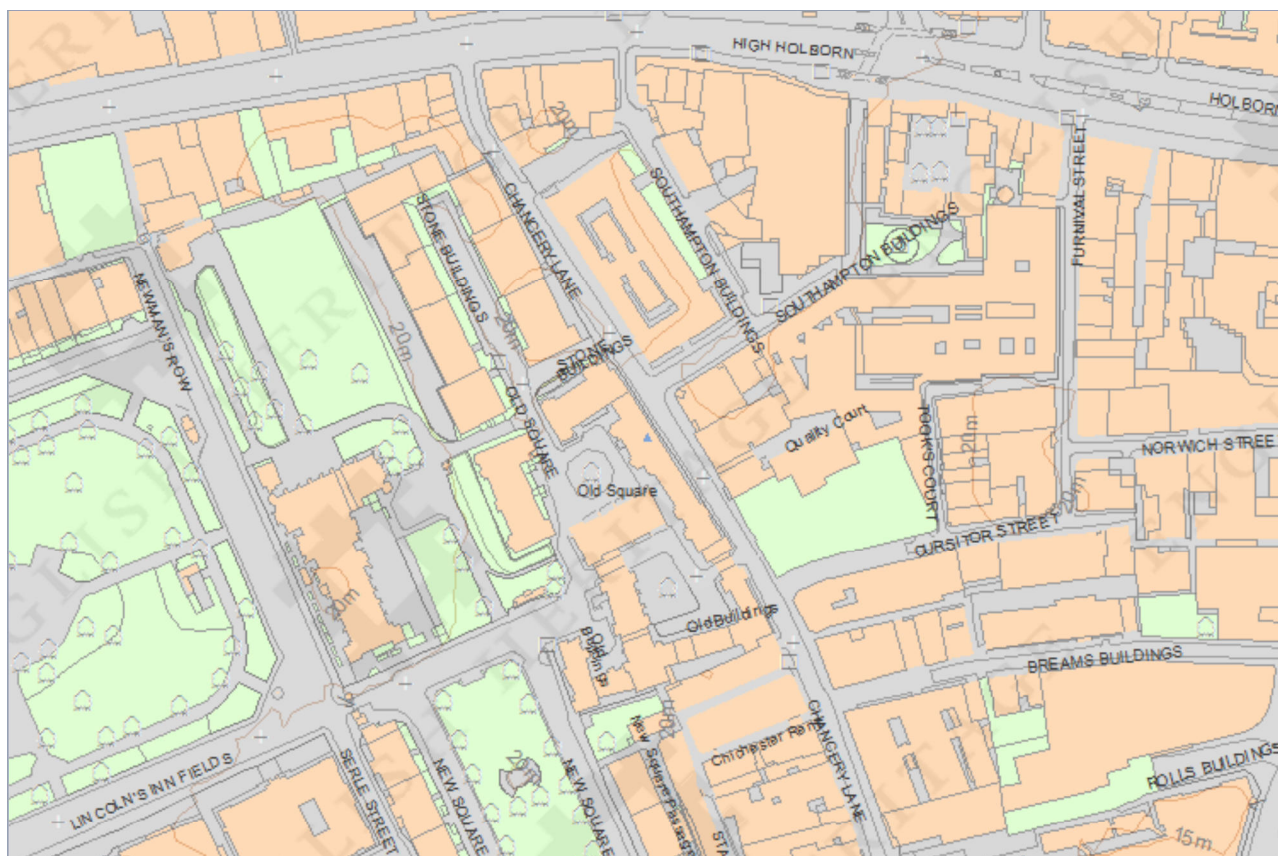
Selected Sources

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

Map

National Grid Reference: TQ 31039 81459

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 - [1379314.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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