

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

**1-11 Stone Buildings  
Lincoln's Inn  
London  
WC2A 3QS**

**Prepared on behalf of**

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

**Job No: 27144**

**Date: December 2014**

**BAILY • GARNER**



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

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Authorised for Issue: Digitally signed by Derek Johnson  
For and on behalf of Baily Garner LLP  
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02 January 2015 11:40:33

## 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. It is for the renewal of the roof coverings to the flat roof of 7 Stone Buildings, including the installation of high level collapsible edge protection barriers and minor repair works.
- 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

# 1-11 Stone Buildings, Lincoln's Inn Estate, London, WC2A 3QS

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

### 2. Understanding the Context

#### 2.1. Strategic Context

Nos. 1-11 Stone Buildings are located within Lincoln's Inn.



Lincoln's Inn Estate

#### 2.2. Property Description

Nos. 1-11 Stone Buildings are grade I Listed Buildings (C.1780-1845) 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. There are various tenancies within the buildings, most occupied by legal chambers.

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### 3. Design

#### 3.1. Description of Proposal

The main proposal is to replace the existing lead roof to No.7 Stone Buildings with a new, lead roof covering, to the appropriate code level. The covering in existence is not original and has reached the end of its life, allowing points of water ingress to the rooms below. Repairs have already been carried out but these are not durable and further repairs cannot provide a durable or feasible solution to the roof.

The proposed installation of edge protection to the run of 1-7 Stone Buildings will be fully collapsible when not in use and will be set back from the edge of the flat roof, so not be visible from ground level. The edge protection is proposed to be the 'Latchways Versirail' System, which is a free standing aluminium folding system.

The stone facades of the buildings are proposed to be cleaned with a JOS-TORC system which creates a gentle swirling vortex using a mixture of low air pressure, little water and a safe inert fine granulate. This system removes the dirt whilst preserving the stone substrate underneath and is a tried and tested system.

Minor repair works are also proposed, including: patch repointing to the lower ground floor facades, window overhaul and redecoration, flashing replacements, brick replacements and patch repairs to the stone facade. These are all viewed as necessary to purely stabilise deteriorated elements and prevent any further or potential damage to the building fabric.

The above minor repair works will repair/replace to match existing and will be sympathetic to the age and character of the building e.g. the use of non-hydraulic lime mortars.

#### 3.2. Use

The existing properties are used as offices.

#### 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 new lead roof will match the existing and will be in a traditional code 6 lead with wood cored rolls. The appearance of the flat roofs will not alter and the new lead covering will not be visible from ground level. It will also provide a durable and traditional finish which is in keeping with the existing buildings heritage.

The edge protection will alter the appearance of the buildings slightly, however it will be unseen from ground level due to the roof being set back sufficiently from the parapet. The folding nature of the guard rail further ensures its low visual impact.

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The proposed JOS-TORC system of stone cleaning to be used is sympathetic to the stone façade that is being cleaned. The appearance of the buildings will alter slightly after the cleaning process as dirt is removed from the stone work.

The minor repairs proposed namely: patch repointing to the lower ground floor facades, window overhaul and redecoration, flashing replacements, brick replacements and patch repairs to the stone facade should not alter the appearance significantly. These works only aim to stabilise deteriorated elements on the building using traditional materials to match existing.

### 3.6. Access

No changes are proposed to the access arrangements.

## 4. Summary

4.1. The existing lead roof has reached the end of its life (with repairs having already taken place) and evidence of leaking has been noticed in the rooms below. The proposed new roof will ensure no further damage to the fabric below.

4.2 The edge protection system is proposed to be installed as there is currently not proper edge protection to the flat roof of 1-7 Stone Buildings. 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 to Rear of 1-7 stone buildings from ground level



View to front of 1-7 Stone Buildings from ground level



Appendix A

Photo Schedule



View of no.7 Stone Buildings from Ground Level



View of ad-hoc liquid membrane repair to lead roof covering to No.7 Stone Buildings.

Appendix A

Photo Schedule



Defective flashing detail to stone work to roof of no.7 Stone Buildings.



View of Existing Edge Protection to rear elevation of nos.1-3 Stone Buildings.

Appendix A

Photo Schedule



View of flat roof to receive proposed edge protection.

# 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 1-7 AND ATTACHED RAILINGS AND LAMP HOLDER**

**List Entry Number: 1379318**

## Location

NUMBERS 1-7 AND ATTACHED RAILINGS AND LAMP HOLDER, 1-7, STONE BUILDINGS

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: 478696**

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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

TQ3081NE LINCOLN'S INN 798-1/101/1026 (North side) 24/10/51 Nos.1-7 (consec) Stone Buildings and attached railings and lamp-holder

GV I

7 chambers. 1780 (Nos 1 & 2) and 1775 (Nos 3-6) by Sir Robert Taylor. 1845 (No.7) by P Hardwick. Stone in Classical style. Nos 1 & 2 form the north end of the street, Nos 3-7 the east side with No.7 forming a pavilion at the end of the row. 3 storeys. Nos 1 and 2, 3 windows each. Nos 3-6 (east elevation), 23 windows in all. No.7, 5 windows. Basements in brick below stone band at ground floor. Rusticated ground floor with arched openings of keys and voussoirs with impost bands. Windows in shallow ashlar recesses. Doors in shallow stuccoed recesses. Continuous plain band at 1st floor level. Continuous sill band to 1st floor. No.1 with paired Corinthian pilasters above entrance. No.7 with 6 engaged Corinthian columns. Modillion cornice with balustrade above. South elevation (No.7) with pilasters, coupled at flanks. West elevation (facing lawns) similar to east but with symmetrical facade of 21 windows between pedimented end projections of 5 windows and 1 window on internal return. Wall sundial dated 1794. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. No.3 with lamp-holder.

Listing NGR: TQ3093981538

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## Selected Sources

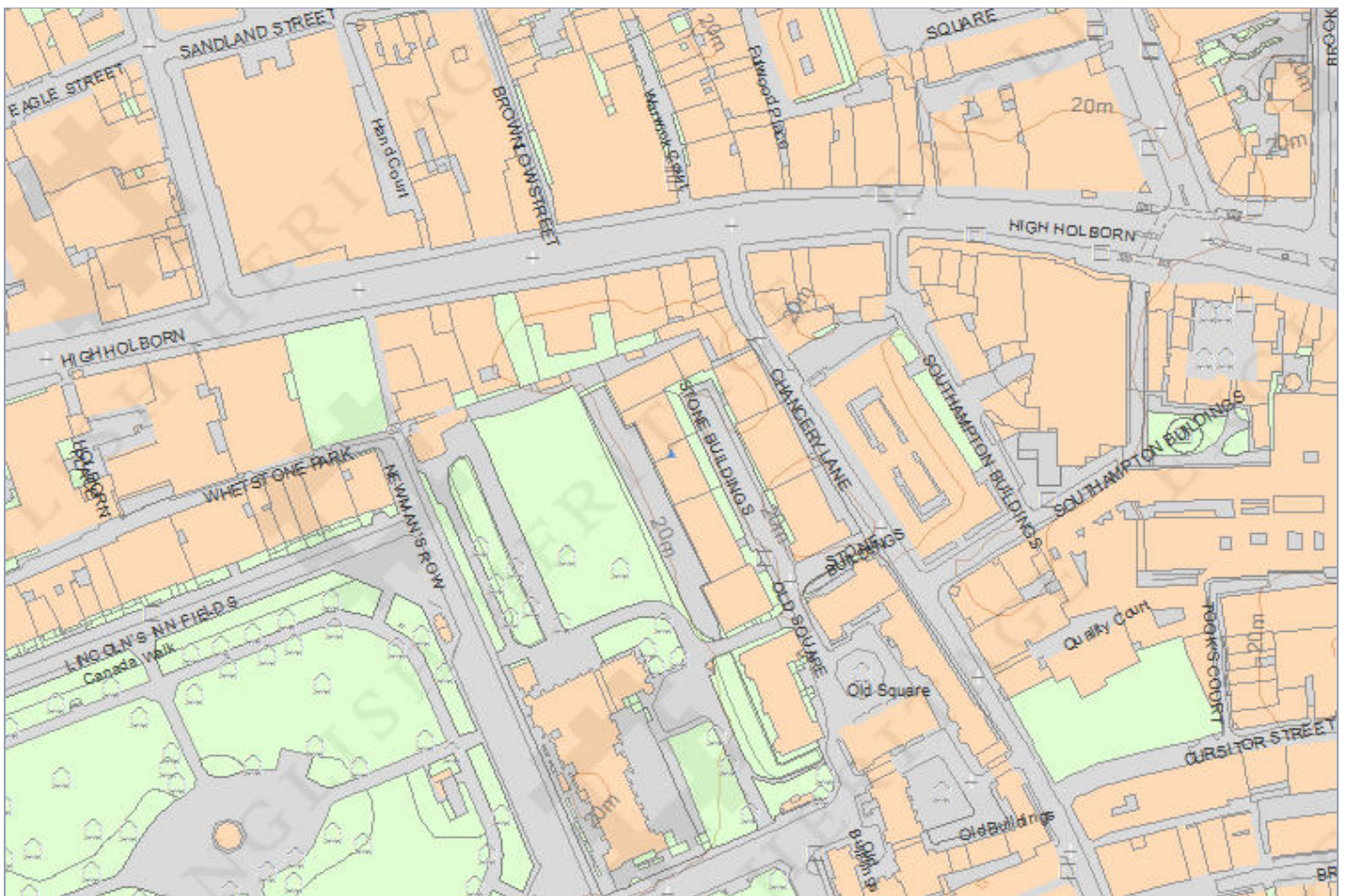
Legacy Record - This information may be included in the List Entry Details

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## Map

**National Grid Reference: TQ 30946 81527**

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 - [1379318.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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# 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 8-11 AND ATTACHED RAILINGS AND GATES**

**List Entry Number: 1379319**

## Location

NUMBERS 8-11 AND ATTACHED RAILINGS AND GATES, 8-11, STONE BUILDINGS

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: 478697**

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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

TQ3081NE LINCOLN'S INN 798-1/101/1028 (North side) 24/10/51 Nos.8-11 (consec) Stone Buildings & attached railings & gates

GV I

Terraced chambers and Inns of Court Territorial HQ (No.10). 1775-1780. By Sir Robert Taylor. No.10, rusticated stone ground floor, ashlar 1st floor & attic. Nos 8, 9 & 11, yellow stock brick with stone basements and dressings. EXTERIOR: No.10: 2 storeys, basement and attic. 7 windows. Round-headed entrance and round-headed windows to ground and 1st floor, those on ground floor being in shallow round-headed ashlar recesses. Recessed rectangular attic windows, horizontally pivoted. Plain impost bands to ground floor windows, plain band at 1st floor level and fluted springing bands to 1st floor windows which are flanked by shallow niches. Dentil cornice and blocking course. No.11: flanking No.10 to the left. 3 storeys and basement. 7 windows. Square-headed door with elaborate Nico lantern bracketed over and round-headed fanlight, in shallow round-headed recess. Gauged flat arches to recessed sash windows, those on the ground floor in shallow round-headed recesses with plain impost bands. Plain stone band at 2nd floor level. Stone mutule cornice and blocking course. No.9: flanking No.10 to the right. 3 storeys and basement. 7 windows. Similar to No.11 but the entrance door has a pilastered and pedimented case under a plain stone band with fanlight over. No.8: formed by a 1-window projection to No.9 with a right-hand return of 5 windows. Similar to Nos 9 & 11. East elevation to Chantry Lane is similar in character. Nos 8, 9 and 11 with good, original lead rainwater pipes and heads with lion masks and dated 1775. INTERIORS: not inspected. SUBSIDIARY FEATURES: cast-iron railings in front of Nos 9 and 11. Cast-iron railings with torch flambe finials along Chancery Lane frontage with cast-iron entrance gates at south end dating to 1845. No.10 was listed on 14/05/74.

Listing NGR: TQ3098781531

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# Selected Sources

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

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## Map

### National Grid Reference: TQ 30987 81531

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 - [1379319.pdf](#) - Please be aware that it may take a few minutes for the download to complete.

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