

Statement of Historical Significance

Address: Old Hall, Old Buildings, Lincoln's Inn, London, Camden WC2A 3TL

1. Introduction

The scheme concerns the installation of various high level access installations for the Estate to comply with the Health and Safety at Work Act 1978. The scheme involves the installation of a number of wire based systems installed into the pitched roofs which will be kept to a low profile to minimise the visual impact on the buildings. There are no other works proposed to these buildings internally or externally.

2. Existing Site

The Old Hall is a Grade I Listed building and is used as a function room and events hall. The building is located centrally on the estate.

It is made of solid brick construction with a pitched roof with parapet gutters discharging into cast iron rainwater pipes. There is currently several ladders installed already to the roof which are not fit for purpose.

3. Method of works

The fixings of the wire based fall arrest system will be through the existing slate tiled and lead roof covering and into the existing rafters. All penetrations will be appropriately weathered in and all materials used to make good will be to match the existing. Where pitched roofs are present there will be the appropriate welsh slate tiles used along with lead flashings.

There will be no scaffold erected to these buildings and all access to the roofs will be via existing roof access and mobile working platforms. This removes the risk to the building fabric present with using scaffold ties.

All contractors that will be invited to tender for the works will have significant experience working with listed buildings and heritage assets to further minimise the risk of the works.

4. Impact of the proposals

As stated above the proposals have been designed to minimise the visual impact to the current look of the listed buildings. The fixings of the wire based fall arrest system will be through the existing clay tiled roof covering and into the existing rafters. All penetrations will be appropriately weathered in and all materials used to make good will be to match the existing. There are a number of high level parapets to these buildings which will further hide the new installations when viewed from ground level. There will be no protrusions through the finished ceiling internally and no part of the internal areas will be affected by the proposed works.

The use of the proposed fall arrest system will be by the Inn's maintenance staff who are tasked with the clearance of gutters and other general repairs and maintenance at roof level. The installation of the system will allow safe access to the roofs to allow them to carry out their jobs, without compromising the heritage of the building.

5. Conclusion

There were pre-application discussions had with Camden Council regarding high level fall arrest system installation to various roofs on the Lincoln's Inn Estate and these discussions were positive. The conservation officer for the local authority advised that visual impact to the roofs and buildings were of particular importance and as a result the system has been designed to utilise products which are of low profile to the roof. We feel that this statement and supporting information justify the proposal which preserves the original buildings status whilst allowing the Inn to comply with modern day regulations.