

## 3 SITE DESCRIPTION

### 3.1 LOCATION

No.64 Lincoln's Inn Fields is located in Camden, London. Lincoln's Inn Fields is a large landscaped square with historic town houses set around the edge. No.64 is located on the west side of the side and is the third building from the north.



Site Plan (© Bluesky)

## 3.2 EXTERIOR DESCRIPTION

### FRONT

No.64 Lincoln's Inn Fields has four above ground floors and a basement level. The front elevation is five bays wide, painted stucco with sash windows. At ground level are two basement 'areas' (the historical term used to describe the lightwells). These are surrounded by iron railings featuring a motif of a circle with a diagonal cross through. There are a modern set of steps down into the lightwell to the right of the building.



- 1 Detail of double entrance doors
- 2 Main Façade of No.64
- 3 Fleur-de-lis motif to main railings
- 4 Southern lightwell with iron railings
- 5 Fire insurance plaque

Centrally is a walkway over to the front door. This is situated above a basement corridor leading from the main house to a large storage area under the front driveway. Each of the lightwells can also be accessed by doors off this corridor.

The ground floor front door is a double panelled door with plain rectangular fan light above. This is flanked by pilasters and corbels supporting a first floor wrought iron balcony. The door is flanked on either side by two six-over-six sash windows with shallow curved arches above.

The first floor is the 'piano nobile', or principal floor, which is denoted by taller windows than the other levels. On the second floor each bay also contains a sash window. Ionic pilasters divide each bay of the first and second floors. These are topped by a deep cornice with dentil detail. The third floor also contains a sash window per bay. The bays on this floor are divided by pilasters featuring an indented rectangle detail and the floor is topped by a simple cornice, which is mainly hidden behind a deep section of lead flashing. This seems an unusual termination for the façade, which appears to have lost a parapet detail.



Northern lightwell with modern metal steps



Paved and tarmacked driveway area

A further feature of the first floor is a cast iron plaque, with a lion emblem and the words 'Standard Life'. This is likely to be a fire insurance plaque, fitted to those buildings which had an insurance policy against fire with the company in question. These companies would run their own fire fighting service, which would only put out fires at buildings displaying the plaque of their insurance firm.

To the front of the house is a paved driveway area. This has a tarmacked U-shaped drive, with the rest of the spaces paved with cobbles. The front of the property is bounded by iron railings with a fleur-de-lis motif. At each end of the 'U' of the driveway are double gates. The railings turn 90 degrees and continue along the right hand boundary of the property up to the house. On the left hand side is a rendered and painted wall between this and the adjacent building.

## REAR

The rear of the property looks out onto a collection of buildings which are located on Lincoln's Inn Fields and Kingsway, and which face outwards from here. The effect is to have the back of several buildings facing onto a utilitarian square which only really acts as a large lightwell for the surrounding buildings.

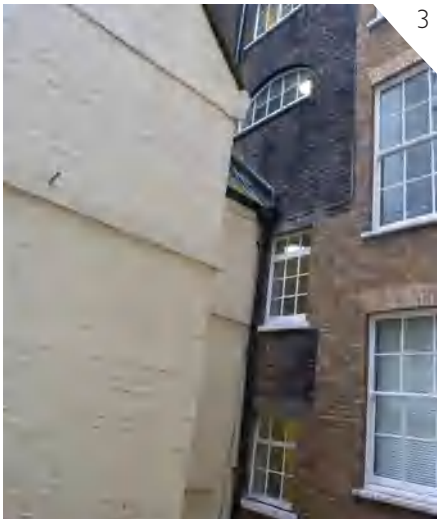
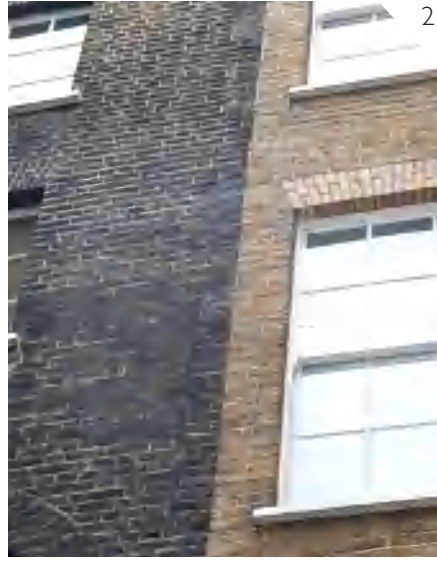
The back of No.64 is divided into three main bays. As with the front of the building, there are four above-ground storeys with lightwells to the basement floor. The northern (left hand) section has a pair of six-over-six sash windows on each floor and is constructed of stock brick, which is brown/black with accumulated layers of dirt. The lightwell at the base of this section is white painted brick and the main façade has two narrow eight pane glazed doors from the room within.

At basement to first floor level of the central section of the rear façade is a projecting L-shaped toilet block. This is built of brick, again blackened with dirt, on the west side but painted white on the other three sides. The north and south sides show evidence of blocked in windows. This block has a pitched slate roof.

Behind the toilet block, on the main façade of the building, there are two small windows on the ground and first floors to the main stairwell inside, which have top-hung casements to the upper part of the windows. On the first floor is a short and wide fixed frame window with a curved arched head. This may have been a larger window that was shortened when the toilet block was constructed to the rear of the building. It is difficult to tell whether there are any scars in the brickwork showing this because of the blackening of the brickwork. On the second and third floors the windows onto the stairwell are roughly square with 12 panes in groups of six either side and a slightly thicker glazing bar down the middle.

The southern (right hand) section of the rear façade has a further lightwell at basement level. Each of the four above-ground level has a pair of six-over-six sash windows. This brickwork here is not dirty, which could indicate that this part of the building was in separate ownership at one stage in the 20th century and was cleaned. Additionally the brickwork has been repointed with cement. There also appears to have been some cement repointing to the sections to the left but there is quite a clear line which notches in and out between the left hand and central sections. This also indicates that the southern section was rebuilt. Part of the cement pointing is underneath the blackening, which would indicate that the repointing was carried out at some point before the cleaning of the southern section.

Stretching out from the rear of the property is a further part of the basement level, accessed through a door in the southern lightwell. The roof of this basement level (i.e. ground level) is accessed via a metal ladder from the lightwell. The surface is asphalt. To the north and south are brick walls denoting the property boundary and to the rear the property abuts the back of Kingsway Chambers on Kingsway.

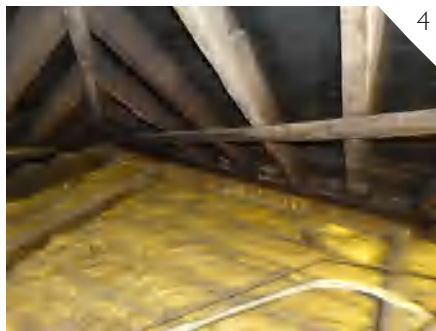


- 1 Rear façade of No.64
- 2 Detail of divide between central and right hand sections of the elevation
- 3 Ground to second floor windows of the stairwell behind the toilet block extension
- 4 Blocked up windows on south side of the toilet block
- 5 Northern lightwell to the rear of No.64
- 6 Upper level of basement to the rear of the property and southern lightwell

## ROOF

The roof of No.64 is formed of four pitched slate roofs, with a flat roofed enclosure to the north to house the lift tower and access door from the attic. To the rear is a low brick parapet and to the front is a low parapet covered in lead. To the south end of the roof in the centre is a tall brick chimney. A bituminous based material is to valley guttering.

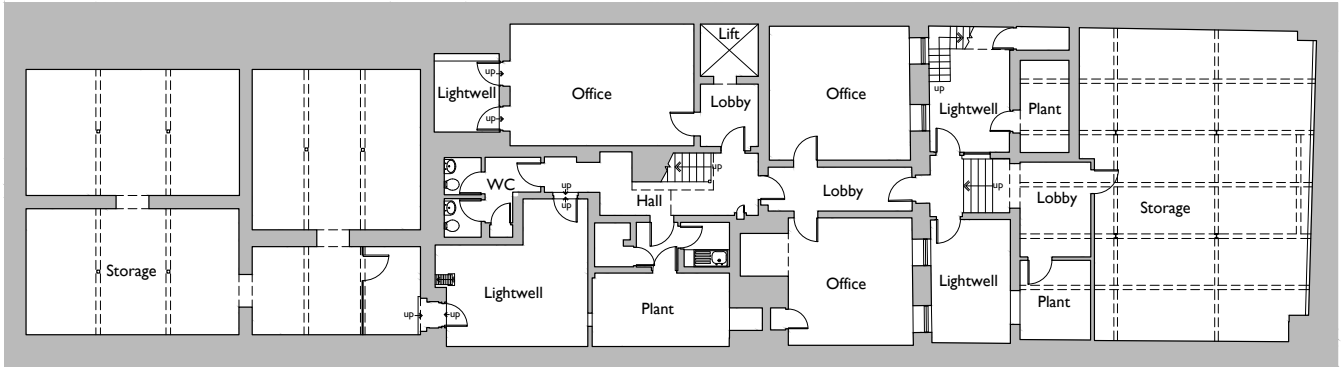
Internally the roof is a mixture of different ages of modern timber as indicated by various tool markings. A counter-weighted aluminium attic ladder is hung from rafters reinforced with recent timbers. Fibreglass based insulation has been installed on top of the ceiling as shown in photo 4.



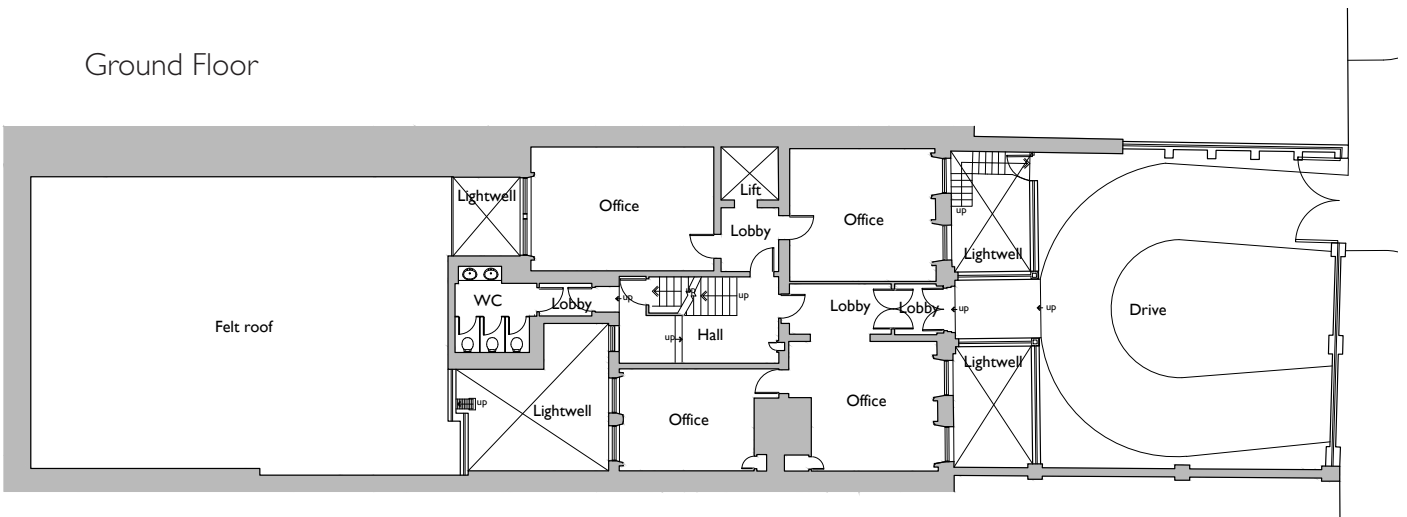
- 1 Pitched slate roofs
- 2 Tall chimney on south side of the roof
- 3 Lift enclosure and access door from attic
- 4 Internal view of roof
- 5 View of attic ladder demonstrating the use of modern timber elements
- 6 View of roof access door demonstrating the use of modern timber elements

### 3.3 FLOOR PLANS

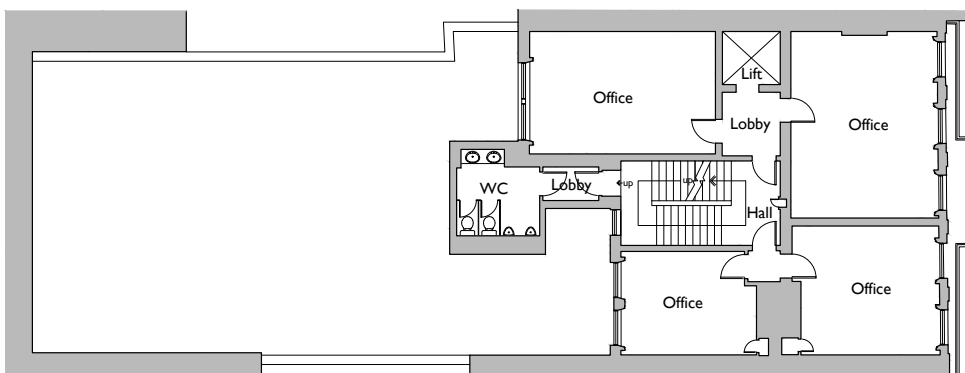
Basement



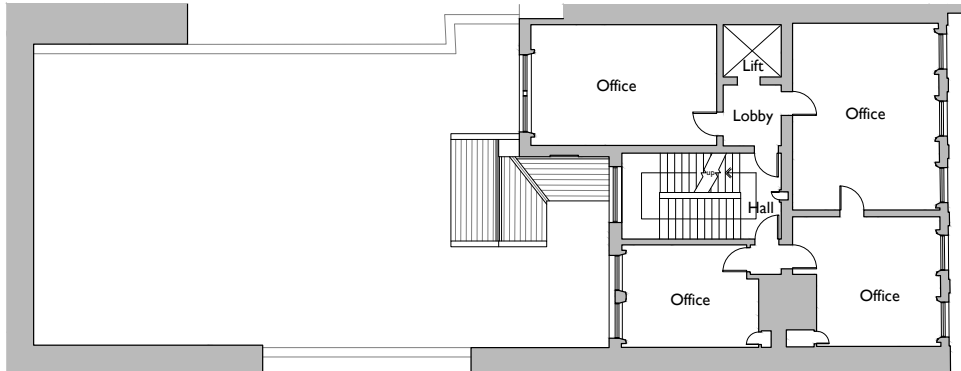
Ground Floor



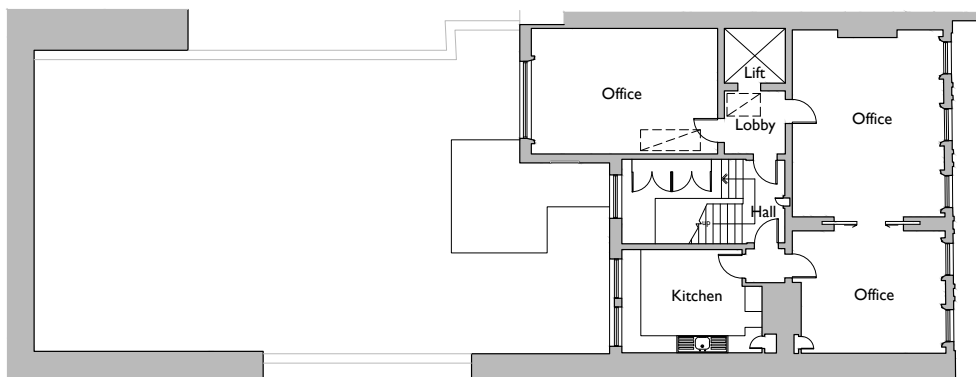
First Floor



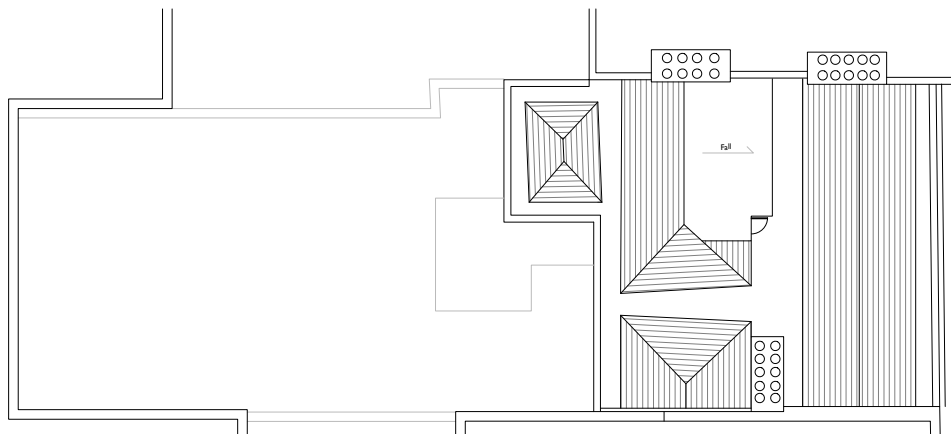
### Second Floor



### Third Floor



### Roof Plan



### 3.4 INTERIOR DESCRIPTION

The interior of No.64 Lincoln's Inn Fields is set out over five floors from basement to third floor. The layout is very similar on each floor. There are generally two rooms to the front of the building, with the main staircase in the centre to the rear. To the south side of the staircase are a further room and a service riser, probably located within a former chimney stack (linked to the tall chimney on the south side of the roof). This would have had fireplaces opening out into the rooms to the east and west of the stack. To the north of the staircase is a lobby, a lift and a further room. On the basement to first floors is the L-shaped toilet extension, accessed from the rear of the staircase.

The plan differs slightly on the ground floor where the main entrance emerges into a corridor containing a second set of double doors and an archway into the room to the south. On the basement floor the plan also varies with the addition of a boiler room within one of the spaces to the south.

The basement level also has additional spaces to the front and rear of the main building. To the front is a large room underneath the driveway. This has painted brick walls and metal I-beam columns supporting concrete beams. The space has been fitted out with modern carpet and lighting in a utilitarian manner. To the rear are a set of four vaulted rooms, constructed with cream glazed bricks. The spaces have barrel vaulted ceilings and a modern glazed partition has been added just inside the main door.



- 1 Basement room to the front of the property
- 2 Modern glazed lobby to vaults
- 3 Glazed brick vaulted rooms to the rear of the property (1)
- 4 Glazed brick vaulted rooms to the rear of the property (2)



The rooms within the main house are all decorated in a similar manner. They have painted walls, modern carpet and modern fittings, such as radiators, wall-mounted up-lighting and plastic cable-runs at dado level.

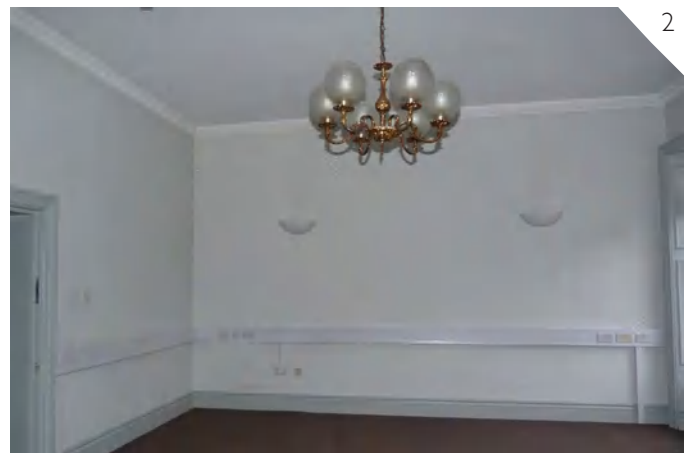
Each of the rooms has a skirting board, cornice, architraves around windows and doors, plaster ceiling roses in the larger rooms, dado rail in the stairwell and panelled doors. However, it is unclear how much of this is historic. Most of the cornices appear to be too crisp in appearance to be old and are included even in the basement level where decorative features would not normally be expected. All the doors seem to be modern as they are built with beading applied to a single piece of timber, rather than true panelling. The windows appear to contain modern rather than historic glass, which could also indicate that the windows have been replaced or repaired in the 20th century.

The wide main staircase features a balustrade with a mahogany handrail and plain square stick balusters. The ground to basement balustrade has been replaced with a modern version. The north room on the first floor at the front of the building features a marble mantelpiece. The room in the same position on the third floor also has a mantelpiece. Plans from 1977 (see page 41) show that there were existing fireplace surrounds that were refixed onto the wall following blocking up of the fireplace and replastering. It is not known if the mantelpieces were original to the building.

The bathrooms within the rear extension are decorated with modern fixtures and fittings. On the third floor, to the south of the staircase at the rear of the building is a kitchen, also fitted out with modern 20th century fixtures.



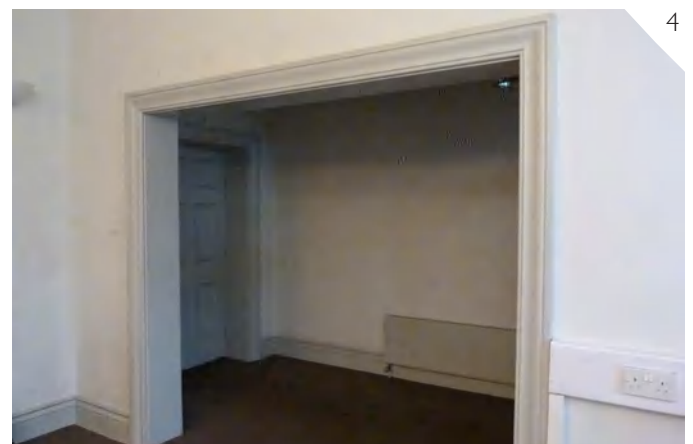
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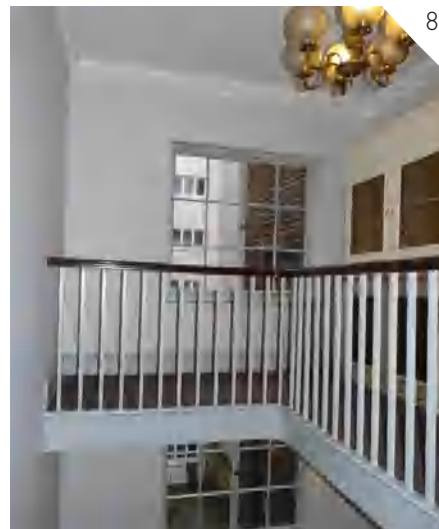
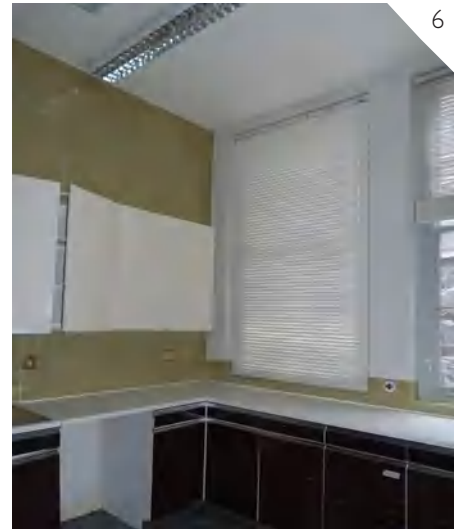
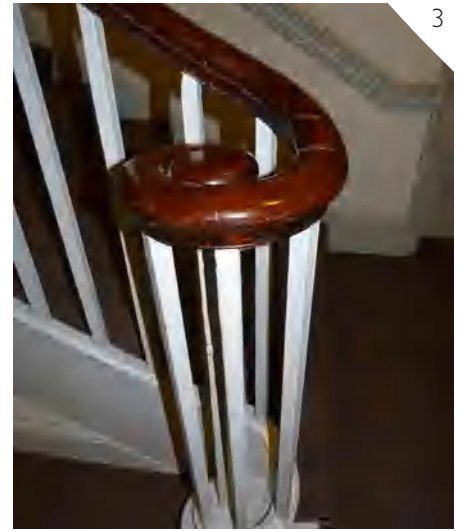
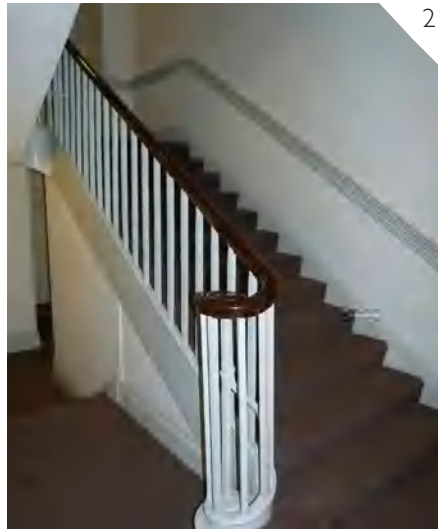


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- 1 First floor front room
- 2 Typical room
- 3 Marble fireplace on first floor
- 4 Archway between ground floor front room and entrance corridor



- 1 Internal double door in ground floor entrance corridor
- 2 Main staircase
- 3 Detail of handrail to main staircase
- 4 Basement staircase with modern balustrade
- 5 Detail of modern door with applied beading
- 6 Third floor kitchen
- 7 Fireplace on third floor
- 8 Third floor landing

### 3.5 SETTING

The building is located in Lincoln's Inn Fields (Grade II RPG); a large square surrounded by terraced buildings dating from late 18th-early 20th century. The centre of the square has a public garden contained within iron railings and featuring large mature trees and grassed areas. Surrounding the garden is a road, which branches off at the corners of the square. These roads are relatively quiet, though are lined with parked cars.

Kingsway to the west is a busy traffic road lined with large late 19th to mid 20th century buildings of six to ten storeys. The buildings on the east side of Kingsway back onto the rear of the properties on Lincoln's Inn, including the listed Kingsway Chambers and 40-42 Kingsway, described below.

As indicated in image 7, in the immediate setting No.64 is surrounded by other buildings with large mansard roof extensions. In particular Number 61-62 Club Quarters features a double height mansard. The utilitarian rears of the Kingsway buildings behind No.64 are visible from the surrounding area.



- 1 Panorama of the north-west corner of Lincoln's Inn Fields
- 2 No.64 with No.65 and Powis House adjacent
- 3 Lincoln's Inn Fields



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- 4 Lincoln's Inn Fields from the third floor of No.64
- 5 The road to the west of Lincoln's Inn Fields, with No.64 just on the right
- 6 View looking northwards
- 7 Panoramic view of the western terrace of Lincoln's Inn Fields

## 4 HISTORIC DEVELOPMENT TIMELINE

### EARLY HISTORY

1118:

The Knights Templar established themselves in the hamlet of Holborn, north-west of the City of London. Sixty years later, their first church was built.<sup>1</sup>

1221

The Order of the Dominicans (or Black Friars) settled in London. Their original priory was located at the junction of Chancery Lane and Holborn.<sup>2</sup>

### LINCOLN'S INN

#### 12TH AND 13TH CENTURY

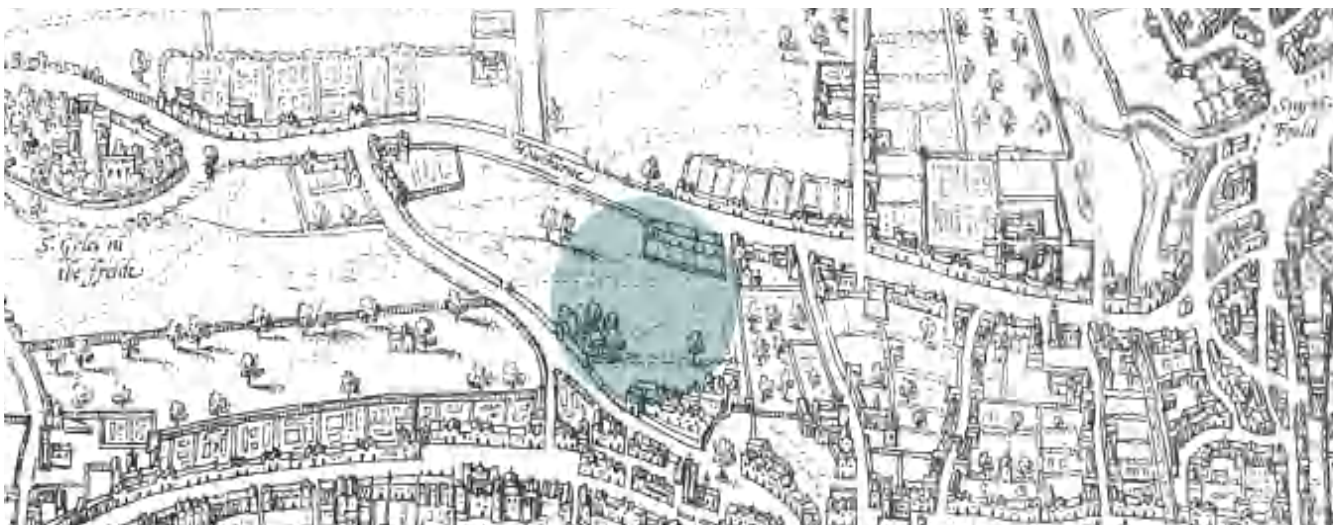
During the 12th and 13th centuries the clergy were the primary teachers of law in the City of London. Following a papal decree stipulating that clergymen were only to teach canon law, rather than common law, and another decree issued by Henry III prohibiting the teaching of law in the City of London, the practice of legal education came to an impasse. Holborn, outside the City but close to Westminster, became a hub of law-teaching institutions ('Inns'). Each of London's four Inns of Court is attached to a church or chapel.

Lincoln's Inn can trace its history back to 1422 and it has long been rumoured that Oliver Cromwell was a pupil. The Inn is believed to have been named after Henry de Lacey, 3rd Earl of Lincoln.<sup>3</sup>

#### 16TH CENTURY

A large area of land north of the City was drained and subsequently made suitable for development. In the meantime, a large recreational space was created away from the polluted urban centre.

The area upon which Lincoln's Inn Fields was later developed was at this time a cluster of several fields: Cup and Purse Fields to the north, and Fickett's Field to the south.<sup>4</sup>



1572 Map, Londivm Feracissimi, with blue shaded area showing the approximate location of Lincoln's Inn Fields

<sup>1</sup> Marks, A.H. *Historical Notes on Lincoln's Inn Fields*, (1922): 9.

<sup>2</sup> *Ibid.*

<sup>3</sup> Camden History Society, *Streets of Old Holborn*, (2010): 112.

<sup>4</sup> Survey of London, Vol. III: *The Parish of St Giles-in-the-Fields, Pt. I: Lincoln's Inn Fields*, (1912).

## 17TH CENTURY

London expanded north and westwards into what were previously fields and woods, filling the space between the City and Westminster. The 1630s saw Covent Garden, Lincoln's Inn Fields and Drury Lane developed by the Earls of Bedford and Southampton, up to Holborn. Unsanitary conditions in the centre of London played a large role in driving this expansion to the west, where the ground was higher and less polluted. These developments were also instigated by a lack of suitable housing for the wealthy classes, who were returning to London after the Restoration of the Monarchy in 1660.

1618

A petition to develop this area was put forward. Inigo Jones was appointed Surveyor-General and was commissioned to design and plan the development. This project was slow-moving and largely unsuccessful, and it is a common misconception that Inigo Jones was the designer of Lincoln's Inn Fields as it stands today.<sup>1</sup>

1629

William Newton, of Beddenham in Bedfordshire, acquired the lease of Cup Field. Nine years later, in 1638, Newton bought Lady Cornwallis's share of Purse Field. Following this, he presented a new petition to Charles I and requested permission to build thirty-two buildings in a new residential development. Due to a dispute with the Society of Lincoln's Inn over the planned new houses and the outbreak of Civil War, Newton's development was not built during his lifetime.

1653

In 1653, ten years after Newton died, his brother sold a strip of land in the north of Purse Field to Arthur Newman; by 1657 houses lined the north and south sides of the new Lincoln's Inn Fields. Lincoln's Inn spanned the east side of the new square and the west side was built during the following two years. The north side was known as Newman's Row (later Holborn Row), the west as Arch Row (so-named because of the archway between 54 and 55), and the south as Portugal Row.

1658

From these two maps (below and overleaf), both dated 1658, it appears that the west side of Lincoln's Inn Fields was built during the course of that year; in between the publication dates of these maps. Hollar's map shows an undeveloped area in the north-west corner of the square, whereas Faithorne and Newcourt show four buildings perpendicular to those extending along Queens Street.



1658 Map, Hollar, with blue shaded area showing the approximate location of No.64

<sup>1</sup> Survey of London, (1912): 3-22.



1658 Map, Faithorne & Newcourt, with blue shaded area showing the approximate location of No.64

1682

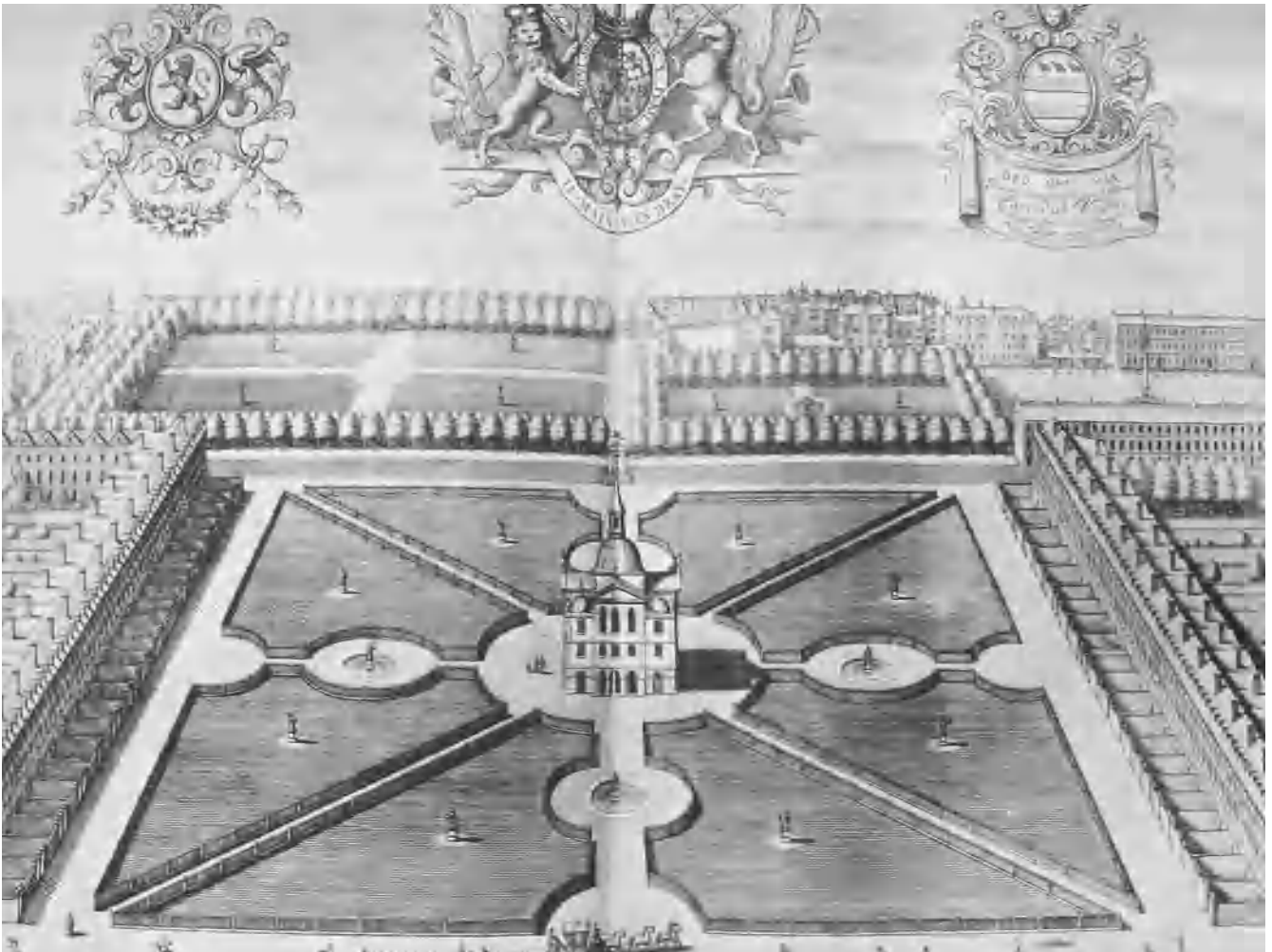
A more detailed map compiled in 1682 shows the outline of the buildings more clearly. Typical buildings surrounding the square had forecourts, behind which were rows of shallow buildings with yard/garden spaces to the rear. Whilst the front building lines are smooth and regular, the rears of the properties were subject to irregular, protruding extensions. At the northern end of the west side of Lincoln's Inn Fields, between Great Queen Street and a lane which no longer exists, the houses are divided into six plots. The site of No.64 roughly corresponds with the south end of the second plot south from Great Queen Street.



1682 Map, Morden & Lea, with blue shaded area showing the approximate location of No.64

1699

This plan shows Cavendish Weedon's design for laying out the gardens and a new chapel in Lincoln's Inn Fields. The plan was not carried out. On either side of the square the houses are shown as very regularly spaces and proportioned. This view is likely to have been idealised but could give an idea of how the houses on Lincoln's Inn Fields appeared in the 17th century.



Cavendish Weedon's design for Laying out Lincoln's Inn Fields, 1699



## 18TH CENTURY

By the 18th century Lincoln's Inn Fields had become synonymous with disorder and an Act of Parliament was granted in 1735, ordering the clearing and reorganisation of the open space in the centre of the square.

*"[...] the great square, now called Lincoln's Inn Fields, hath for some years past lain waste and in great disorder, whereby the same has become a receptacle for rubbish, dirt, and nastiness of all sorts; also for want of proper fences to enclose the same great mischiefs have happened to many of His Majesty's subjects going about their lawful occasions, several of whom have been killed, and other maimed and hurt by horses which have been from time to time aired and rode in said Fields, and by reason of the same Fields being kept open, many wicked and disorderly persons have frequented and met together therein, using unlawful sports and games and drawing in and enticing young persons into gaming, idleness, and other vicious course, and vagabonds, common beggars and other disorderly persons resort therein, where many robberies, assaults, outrages and enormities have been and continually are committed."*<sup>1</sup>

The Act saw a new layout in the centre of the square, which was enclosed with railings and closed at night to deter those living on the streets. Twenty-one trustees were also elected to oversee the management of Lincoln's Inn Fields.

## 64 LINCOLN'S INN FIELDS

### 1760- 19TH CENTURY:

In 1760 No.64 was occupied by Scotsman Alexander Wedderburn, Lord Loughborough (1733-1805) – a notable lawyer who later acquired the title of 1st Earl of Rosslyn. From this point on, No.64 was occupied by a succession of legal practices well into the 19th century. Due to its proximity to Lincoln's and Gray's Inn, Lincoln's Inn Fields became fashionable address for legal practitioners to establish their offices.

### EARLY 19TH CENTURY

The list description gives the early 19th century as the construction date of No.64. No documentary evidence has been found to establish the exact date of rebuilding, though a late 18th or early 19th century seems likely.

### 1841

Several attorneys and solicitors, an architect (George Moore), and the Trinity Harbour Company were based in offices at No.64<sup>2</sup>. The nature of the building on multiple floors with a central staircase lent itself well to this purpose. See the bibliography for list of further occupiers of No.64 in the 19th century.

<sup>1</sup> Camden History Society, *Streets of Old Holborn*, (2010): 112.

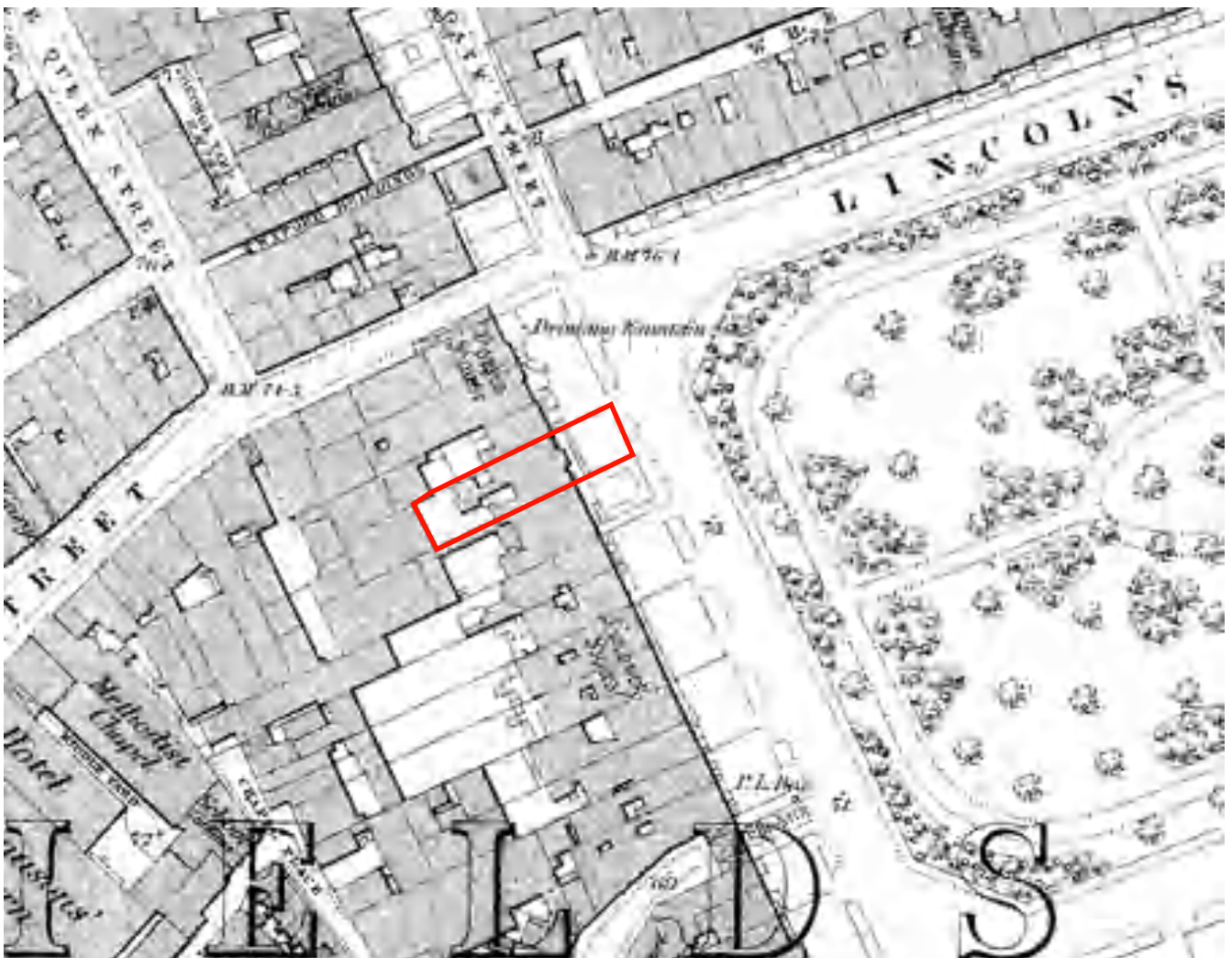
<sup>2</sup> Post Office, *London Directory, Part I: Street, Commercial and Trade Directories (1841)*.

## 1878 OS MAP

The 1878 OS map gives the footprint of No.64 clearly for the first time. This is the first map evidence since the 1682 Morden and Lea map. The plot sizes have changed and there are a larger number of houses indicated on the west side of Lincoln's Inn Fields. This indicates that various properties were rebuilt after the 1682 date, including Powis House in 1685, Nos. 57/58 in 1730-57, No.65 in 1772 and No.64 in the late 18th / early 19th century.

The map shows the front of the building with a slightly projecting portico (see also 1880 image below). To the rear the northern two projecting bays are seen, plus two other additional extensions. The first projects a narrow spur out from the bay second from the north and has a larger block at the west end that reaches up to the north boundary of the property and forms a lightwell to the east. This is similar in plan to the current WC extension but not quite in the same location so seems to be an earlier incarnation of a rear extension. The second extension projects out from the southern bay of the rear façade. This no longer exists and could indicate why the two southern bays of the façade appear to have been rebuilt at some point.

To the rear of the house is an open plot (indicated in white) and beyond this is a sizeable rectangular block. This is possibly some kind of outbuilding associated with No.64. Note; Kingsway to the west of No.64 has not yet been formed.



1878 OS Map

1880

An early watercolour by John Crowther shows the west side of Lincoln's Inn Fields. No.64 appears to have a stuccoed entrance porch with iron railings around the top. There is no parapet detail to the top of the façade. No south chimney can be seen. This may have been heightened when the adjacent building was rebuilt at a higher level, in order that the smoke was cleared away sufficiently from the tops of the buildings.



1880 Watercolour by John Crowther (Reproduced courtesy of City of London)



Detail showing No.64

1892

By the end of the century, Booth's poverty map showed that Lincoln's Inn Fields was surrounded by mainly middle-class, "well-to-do" properties (marked in red).

During the eighteenth and nineteenth centuries the average price for properties on the west side of the square was higher than those for properties on the north and south sides. <sup>1</sup>



Booth's Poverty Map 1892

<sup>1</sup> Survey of London, (1912): 18-19

#### 1896 OS MAP

On this map the small porch has gone from the front of the building. To the rear the extension projecting from the south bay is still present. The extension seen in the 1878 OS map beyond the two north bays has changed: it now appears to be the same footprint as the WC block today. Attached to the rear of these two extensions, and therefore creating two small lightwells, is a large rectangular block which covers the open space and possible mews building in the 1878 map. This stretches right back to the rear of the plot, which at this time reached back to a point which corresponds to the east edge of Kingsway today, encompassing the plot that is now Kingsway Chambers.



1896 OS map (© Crown copyright and Landmark Information Group Limited 2012)

#### 1911

In 1911 The Survey of London was carried out, parish by parish, each chapter containing a detailed history and appraisal of notable buildings in the style of a gazetteer. For unexplained reasons No. 64 was not included.

## EARLY 20TH CENTURY

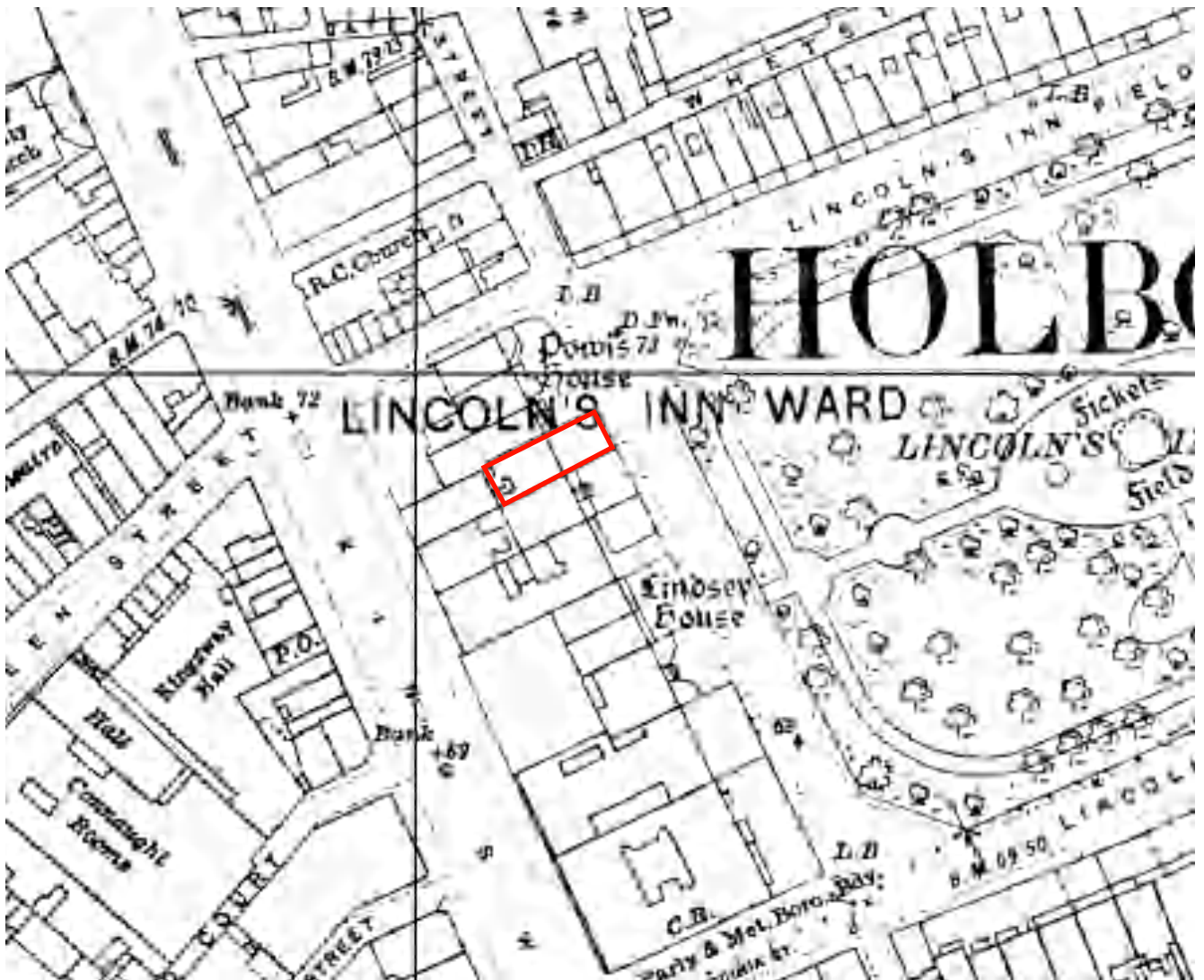
A photograph of No.65 shows part of No.64 to the left. The building appears in a similar form as today, except for the glazing on the first and second floors, where the glazing bars have been removed in favour of large panes of glass.



No.65, with No.64 adjacent to the left, in the early 20th century.

1913-16

The ownership of the rear piece of land at this time is not clear. Kingsway Chambers was constructed to the rear of No.64 Lincoln's Inn Fields in 1913 on the new Kingsway. This does not appear to have been updated on the 1916 OS map. In fact, the space to the rear of No.64 appears to be marked as a separate plot, starting from the back of the rear extensions of the building.

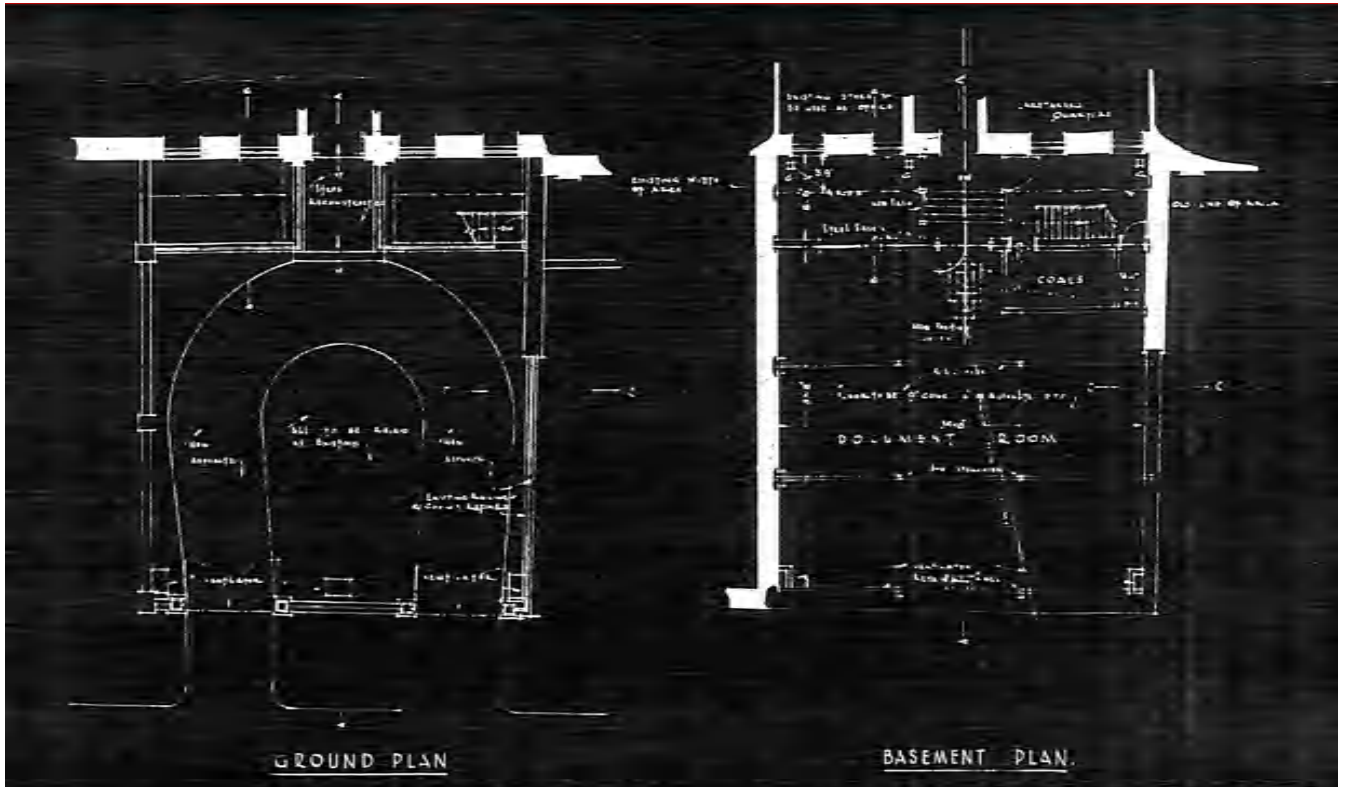


1916 OS map (© Crown copyright and Landmark Information Group Limited 2012)

1935

No.64 was occupied by Pennington & Son (solicitors). Alteration works were carried out to provide a new document room under the forecourt, which presumably replaced historic coal cellars and stores which would have been located here.

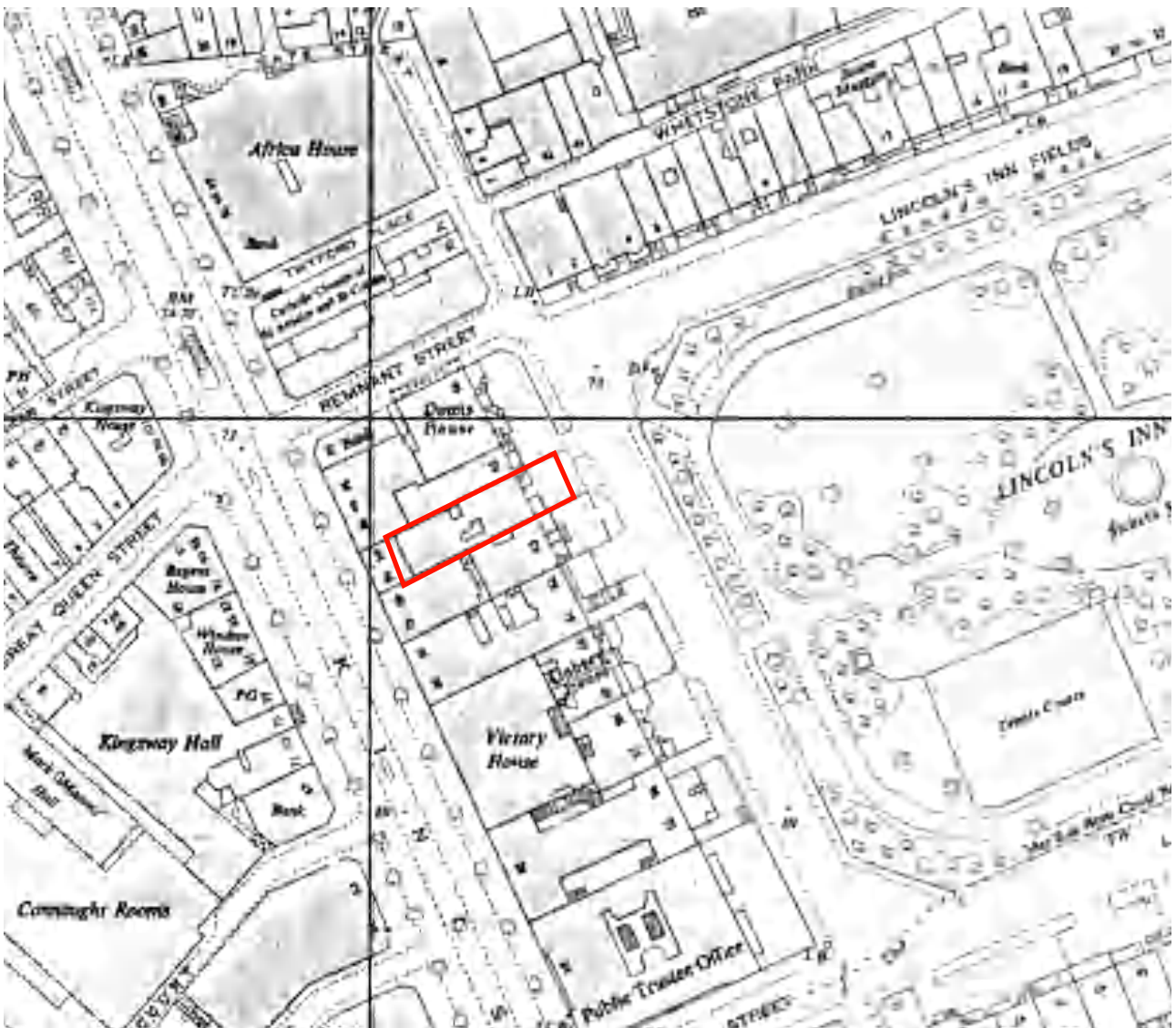
The plans of the works show a small staircase to the north of the main entrance steps, leading down to a small coal store. The two rooms under the front of the main house are marked as 'Existing store to be used as office' (south) and 'Caretaker's Quarters' (north). The steps over the lightwell in front of the house, leading up to the front door are marked 'Steps Reconstructed'. The horse-shoe shaped driveway and cobbled area were inserted at this time.



1935 plan of new document store (the name of the architect is not discernable on this plan. Any person wishing to assert their rights in relation to the publication of this image should contact [info@purcelluk.com](mailto:info@purcelluk.com))

1951-53

This map shows the plot of No.64 in the layout almost as it is today. To the west is the small rectangular plot of Kingsway Chambers. The footprint of No.64 consists of the main house, the current WC block, the additional extension projecting from the south bay and now the attached rectangular block that can now be assumed to be the vaulted glazed brick chambers still existing now. The style and appearance of the glazed brick rooms would indicate that they were constructed some time before the 1951-53 map, though presumably after Kingsway Chambers was built in 1913. No documentary evidence has been found to identify what the original purpose of these vaulted rooms was, though a reasonable assumption would be that they were constructed as storage rooms for legal documents associated with the legal practices occupying No.64 in the early 20th century.



1951-53 OS map (© Crown copyright and Landmark Information Group Limited 2012)



1957

This 1950s photograph shows the façade stuccoed and painted white. The plain parapet is also visible. The windows on the first floor (or piano nobile) were glazed with larger panes of glass, affording views across the square unimpeded by glazing bars. These were likely inserted in the late 19th century when the technology became available to produce sheet glass. In the first half of the 20th century, the windows on the second floor were of a similar style, but these were replaced before the late 1950s (see early 20th century photograph on page 34).



1957 Photograph (© City of London, LMA, box SC/PHL/01/162, Serial No.: 57/2/HB/45F/0721)

1974

Thomas Bedford & Partners, Consulting Engineers, put forward designs for proposed alterations which were not carried out. The client is noted as Standard Life Assurance Co. Proposed alterations included: the installation of a new lift, extension of the property to the rear for new offices, patio areas to the rear and a circular staircase leading up from the rear basement vaults. Plans were also put forward to build another storey with another band of attic windows on both the rear and front elevations, and a mansard roof. These plans were not carried out.

1977

Another attempt was made to make significant alterations to No.64 by architects Douglas Marriott, Worby and Robinson for the Standard Life Assurance Co. As existing plans of the time (see pages 40-42) show the single bay rear extension, previously seen on the Ordnance Survey maps. At basement level this was a walkway link into the rear vaults. At basement and ground floor levels the extension extended out as far as the rear wall of adjacent No.63. Above this the extension was half the width and extended up to the third floor. This matches up to the extent of glazed brick remaining on the adjacent wall today.

The plans show that some of the rooms throughout the house had been divided up with inserted partitions. The stack between the two southern rooms on each floor has fireplaces marked on either side. On the rear elevation the window frames to the three staircase windows were replaced. The top window on the northern bay was widened and a note states that existing glazing bars on other windows in this bay were also modified. In the scheme of works carried out, a lift was installed against the northern wall, the extension projecting from the southern bay was removed, and the southern two bays were rebuilt, the remaining late 19th century extension was refurbished with WCs and its external windows blocked up, and new kitchen facilities were installed. Mantelpieces were removed from the southern stack and the fireplaces blocked up. Mantelpieces on the first and third floors were retained around blocked up fireplaces.

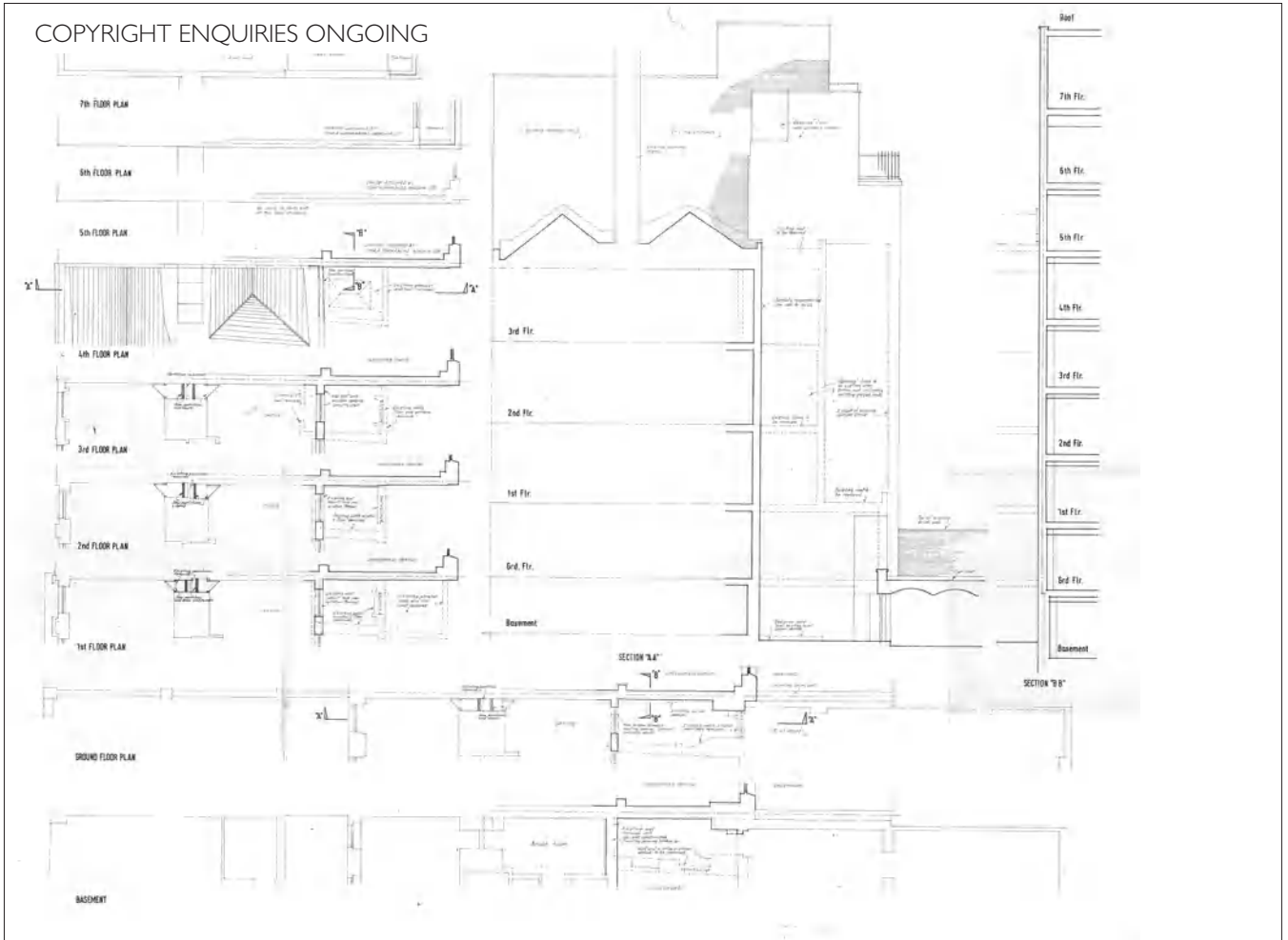
The unpainted plain lead parapet along the top of No.64 is apparent in a photograph from around this time. Sometime after 1977 the first floor sash windows were replaced to match those on the other floors. The front railings to the forecourt are missing. They were likely to have been removed during World War II as scrap metal and replaced using the original design in the late 20th century.



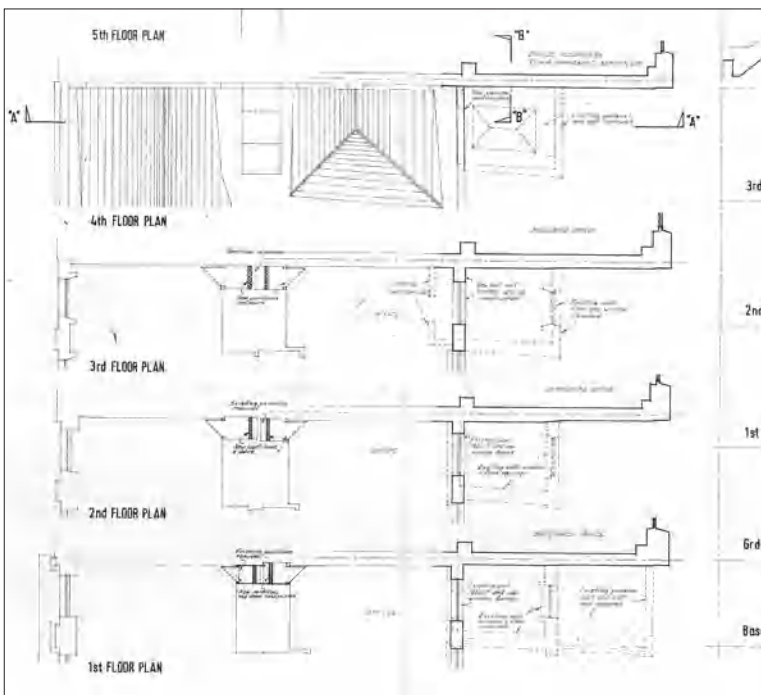
1977 Photograph (© City of London, LMA, box SC/PHL/01/162, Serial Number: 77/3/2999)



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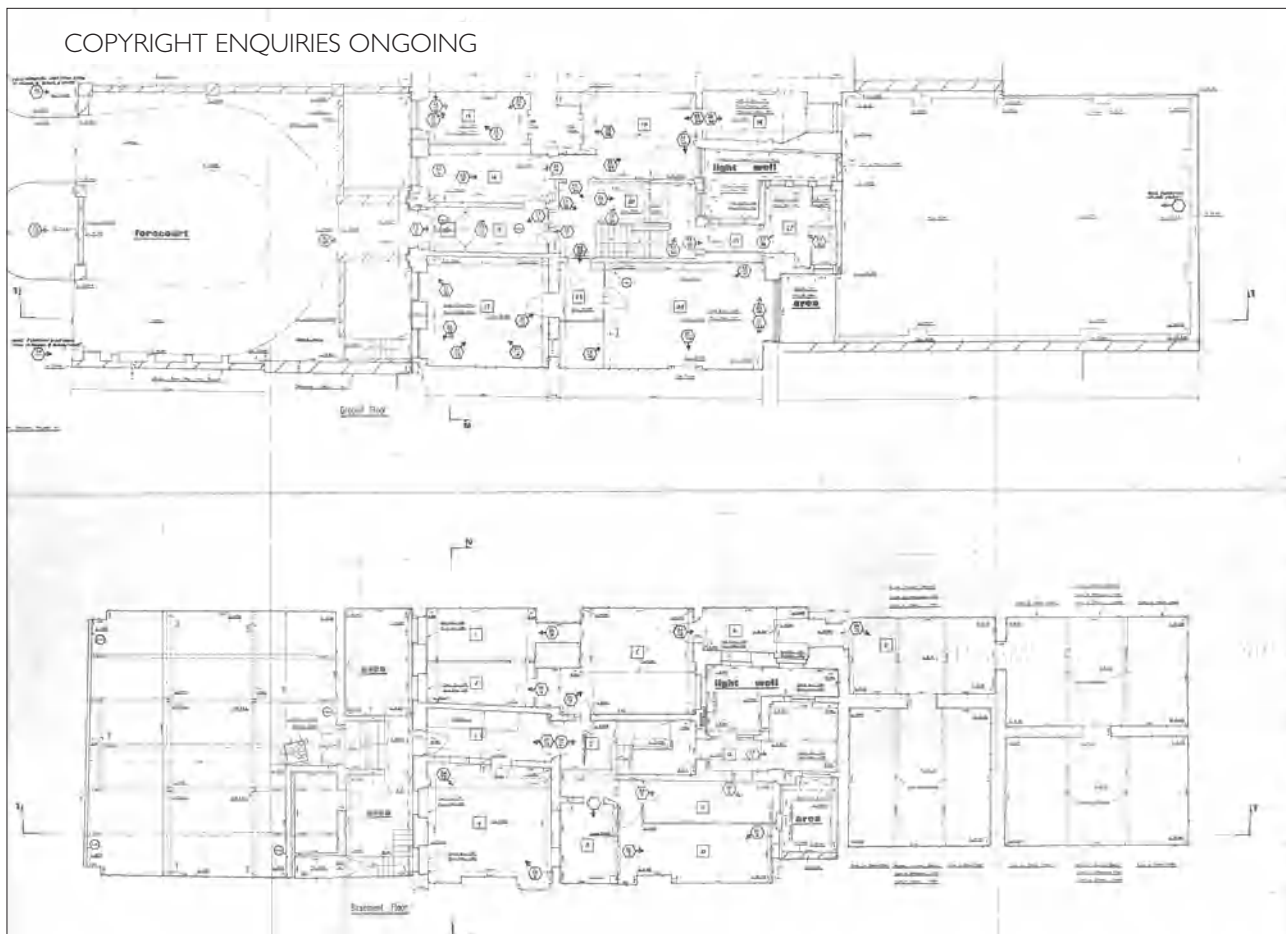


1977 plan and section showing extension to be removed by Douglas Marriot, Worby and Robinson,

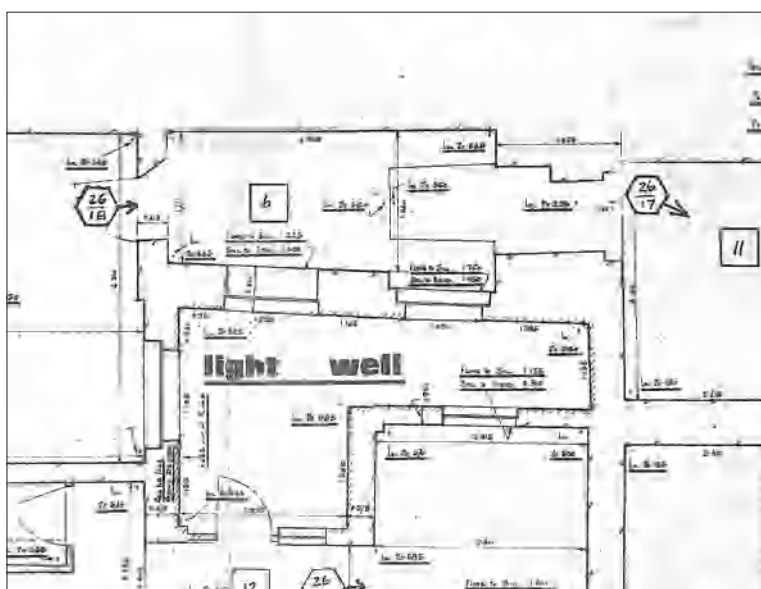


Detail of basement link extension

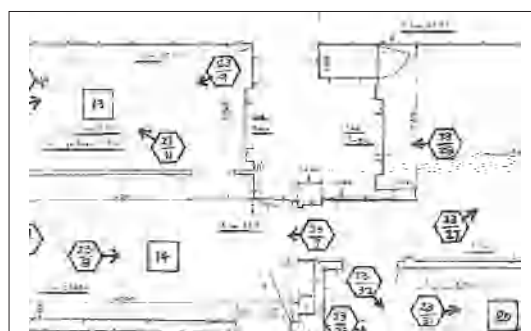
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1977 plan of the basement and ground floor by Douglas Marriot, Worby and Robinson



Detail of basement link extension

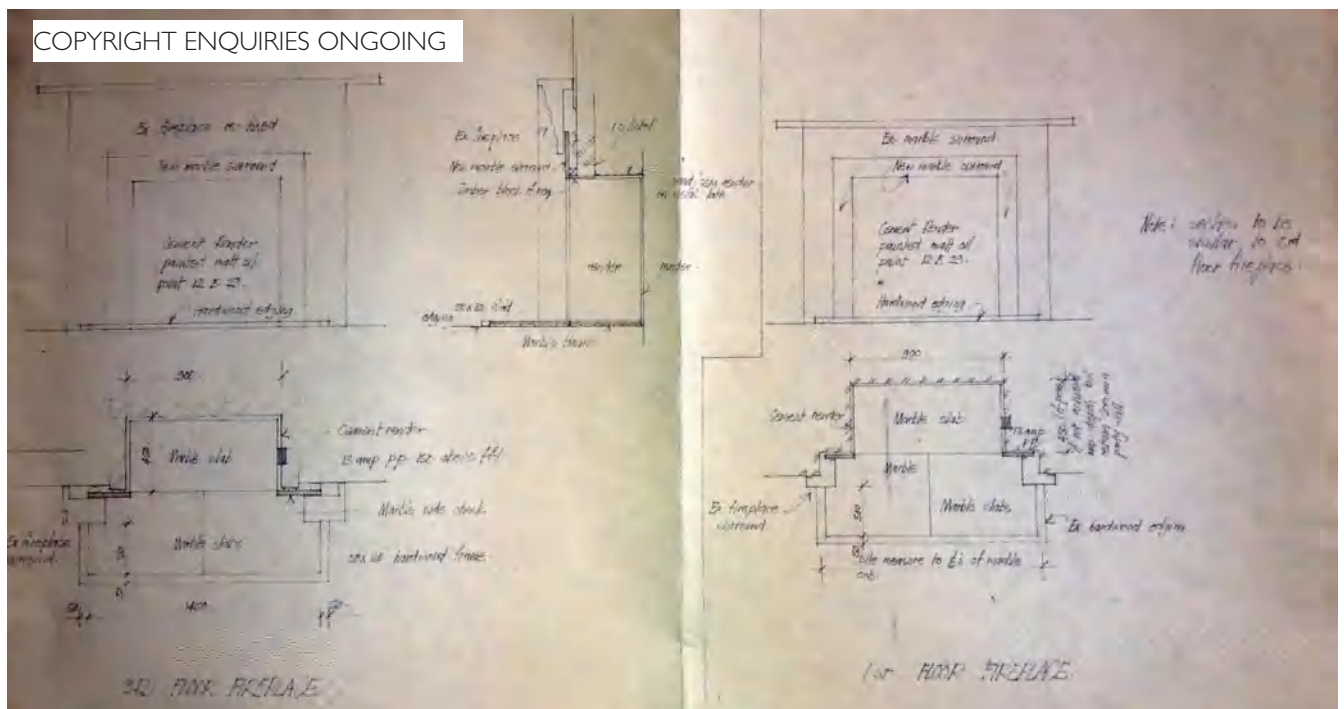


Detail of fireplace stack on the ground floor

## 21ST CENTURY

64 Lincoln's Inn Fields continued to be used as offices for various businesses. No planning applications have been found relating to this property on Camden's planning search pages. The building appears not to have undergone any major structural changes since the installation of the lift in 1974. However, it has undergone extensive refurbishment and redecoration in recent years. This appears to have included:

- General painting, modern carpets, lighting, etc.;
- Installation of new doors in a historic style with applied beading to emulate panelling;
- The creation of an archway between the entrance hall and south room on the ground floor; and
- Some new dado rails, skirtings and cornices.

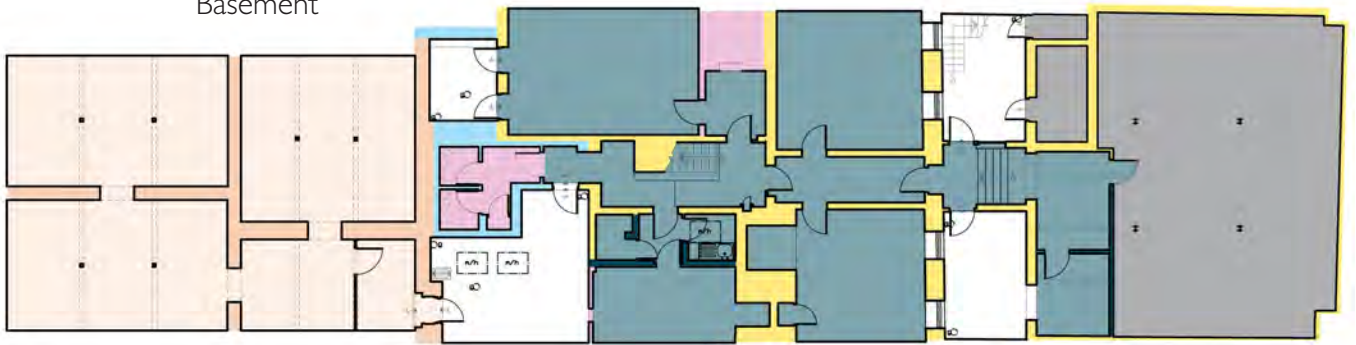


Fireplaces retained in 1977 by Douglas Marriot, Worby and Robinson, with detail of basement link extension

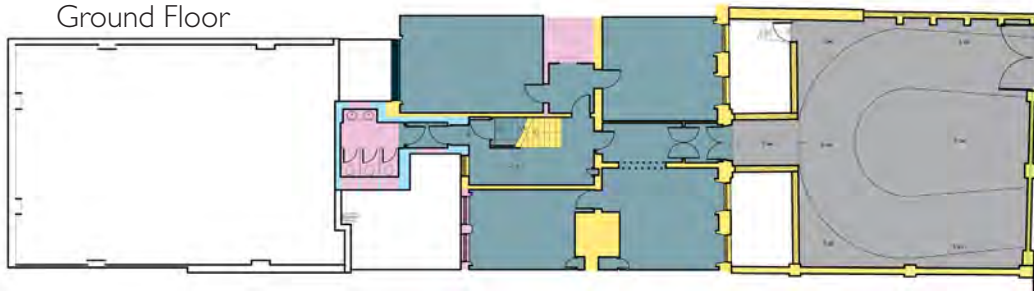
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# HISTORIC DEVELOPMENT PLANS

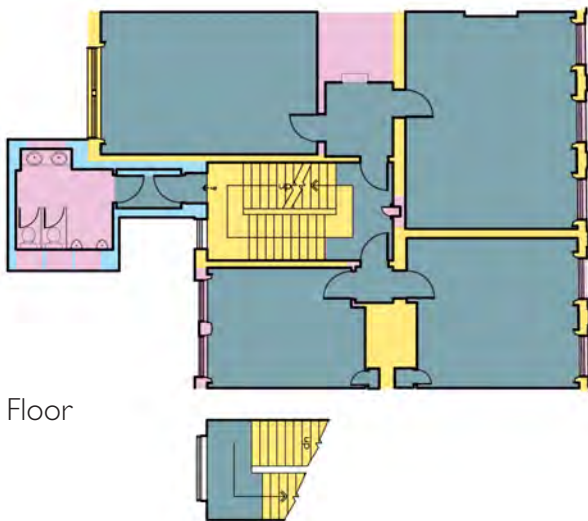
Basement



Ground Floor



First Floor

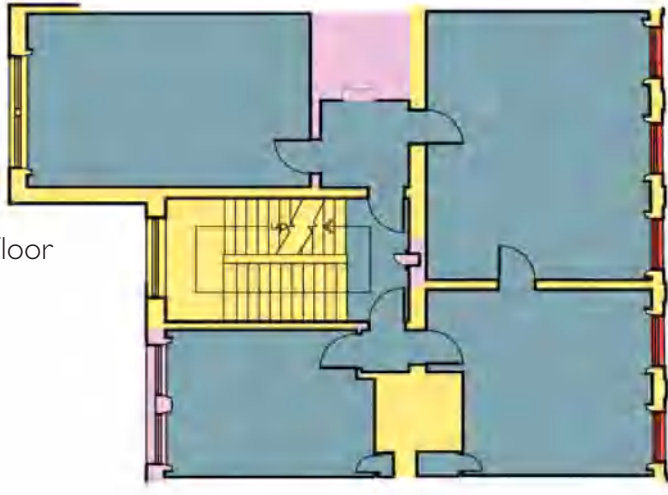


## KEY

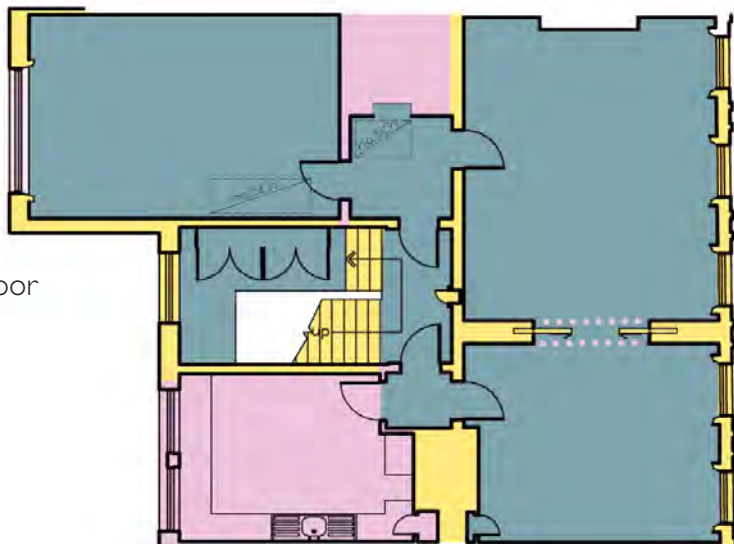
- Late 18th/ Early 19th Century
- 19th century with 20th century Alterations
- Between 1878 - 1896
- Post 1913/ c. 1920
- 1935
- Pre Late 1950s
- 1977
- Late 20th/ 21st Century

Note: The shading of the walls/features indicates their date of construction or alteration while the shading of the interiors of the rooms indicates the date of the principal decorative scheme.

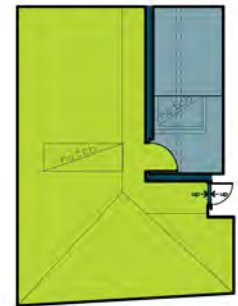
Second Floor



Third Floor



Attic



Rear Elevation



KEY

- Late 18th/ Early 19th Century
- 19th century with 20th century Alterations
- Between 1878 - 1896
- Post 1913/ c. 1920
- 1935
- Pre Late 1950s
- 1977
- Late 20th/ 21st Century

Note: The shading of the walls/features indicates their date of construction or alteration while the shading of the interiors of the rooms indicates the date of the principal decorative scheme.



# 5 SIGNIFICANCE

## 5.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural values which make a building or site important to society. When making an assessment of significance the following aspects are considered: architectural interest, historic interest, group value, social value, former uses, local distinctiveness, and much more. These aspects can be grouped under a series of four values outlined in English Heritage's Conservation Principles, Policies and Guidance (2008): Evidential, Historic, Aesthetic and Communal. A description of each value is given under the headings below.

The significance of No.64 Lincoln's Inn Fields is assessed using a number of significance ratings, which are described below:

- **High:** A theme, feature, building or space which is important at national or international level, with high cultural value and important contribution towards the character and appearance of No.64 and its setting.
- **Medium:** Themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of No.64 and its setting.
- **Low:** Themes, features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of No.64 and its setting.
- **Neutral:** These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of No.64 and its setting.
- **Intrusive:** Themes, features, buildings or spaces which detract from the values of No.64, its setting and its character and appearance. Efforts should be made to remove or enhance these features.

## 5.2 EVIDENTIAL VALUE

***“The potential of a place to yield evidence about past human activity.”***

### LOW-MEDIUM

Educated guesses can be made about the dates of the construction of No.64 and subsequent alterations due to map evidence and typical construction methods and materials. However, the exact dates of construction of the main building, the date of the rear WC extension and the vaults in the basement have not been established. It has also not been possible to find out whether the building originally had a parapet. Searches in various archival repositories (see bibliography for full details) have not revealed this information but a more extensive programme of historical research may bring more evidence to light.

Opening up works to the fabric of the building may produce some further evidence about the dating of the building fabric. This is particularly in the area of the large structure between the two south rooms on each floor, which is thought to be a chimney stack with fireplaces that were blocked in and the stack converted into a service riser in the 20th century. Investigations under the leadwork to the top of the front façade may also give evidence of alterations/rebuilding/ lowering of a possible former parapet.

## 5.3 HISTORIC VALUE

***“The ways in which past people, events and aspects of life can be connected through a place to the present.”***

### HIGH

No.64 Lincoln's Inn Fields is approximately 200 years old. Much of the historic fabric from the original construction of the building survives. Most importantly the main façade survives in an almost completely intact form. Historic features of high significance which survive include the principal staircase with mahogany handrail and the replacement window frames on the front elevation (of various dates but in traditional designs).

No.64 is associated with development of Lincoln's Inn Fields and the development of the west end of London in the 18th century. It is not the original house on the plot and is an example of one of the many houses that were rebuilt around the square during the 19th century.

## MEDIUM

The plan of the building is likely to be relatively similar to the original, with large rooms at the front overlooking the square and smaller rooms to the rear. Some alterations have been made to the plan form, particularly the insertion of a lift and blocking up of fireplaces. The early 20th century basement vaults to the rear of the building are demonstrative of the use of the building for offices during this time. They seem to have been built as a storage area for documents as there are no windows or ventilation for kitchen/scullery use

## LOW - NEUTRAL

There have been a few later alterations of low-neutral significance to No.64. The WC block to the rear is 19th century and is demonstrative of a typical new addition to the rear of town houses in Victorian times once sanitary provisions improved. This extension is much altered with new interiors and windows blocked up on the south side. A former extension to the southern part of the rear façade was removed in the 20th century and the corresponding section of the back wall rebuilt using sympathetic brickwork and windows.

There has been much modernisation internally, such as 20th/21st century doors in an historic style, modern Georgian style plasterwork and general décor and fittings. Almost all of the joinery and plasterwork throughout the house seems to be of modern derivation and has been included in the basement level where traditionally these would have been plain undecorated ancillary rooms.

The basement vault to the front of the building under the driveway was converted to a document store in the 1930s. It is not known what this was previously but is likely to have been storage for items such as coal.

## 5.4 AESTHETIC VALUE

***“The ways in which people draw sensory and intellectual stimulation from a place.”***

### HIGH

The attractive front façade of No.64 Lincoln's Inn Fields features regular Georgian proportions, the use of symmetry and Classical features. The large sash windows give feeling of lightness rather than solidity to the façade. It is complemented by the wrought iron balcony and railings around the driveway area. The lead covered top to the façade has a rather odd appearance. Though no documentary evidence has been found for a parapet in this location, a façade like this would normally have one and it currently looks rather unbalanced without one. The cobbles to the driveway add interest, though the tarmac is unattractive.

To the front of the building, No.64 is set within an attractive row of houses with varied designs, heights and dates. Several of these have high grades of listing. No.64 is set back from pavement behind the driveway and a wide road which means a good view of the main façade is afforded, rather than being seen at an awkward close range angle. The registered garden in the centre of the square adds to the setting, with attractive greenery and allows space and light to the area. There are good views of the garden from within No.64.

## MEDIUM-LOW

The interiors of No.64 are mostly all the same sympathetic interior schemes with Georgian style plasterwork and joinery. The WCs and kitchen fittings are dated. The front basement under the driveway is utilitarian, while the glazed brick vaulted interiors to rear basement are a more unusual feature, with attractive glazed bricks giving the space some character.

The rear façade of No.64 is a secondary elevation that was never designed to be a public façade. As such it is not symmetrical and lacks architectural details/features. There is dirty brickwork to much of this façade. The traditional windows are the only attractive features of note.

## LOW-INTRUSIVE

The setting to the rear of the building features unattractive utilitarian facades facing onto a large lightwell area formed by several buildings off Lincoln's Inn Fields and Kingsway. None of these façades were designed for public show. The small lightwells to the rear of No.64 are also utilitarian in design and the roof of the vaulted basement level is unattractive plain asphalt.

## 5.5 COMMUNAL VALUE

***“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”***

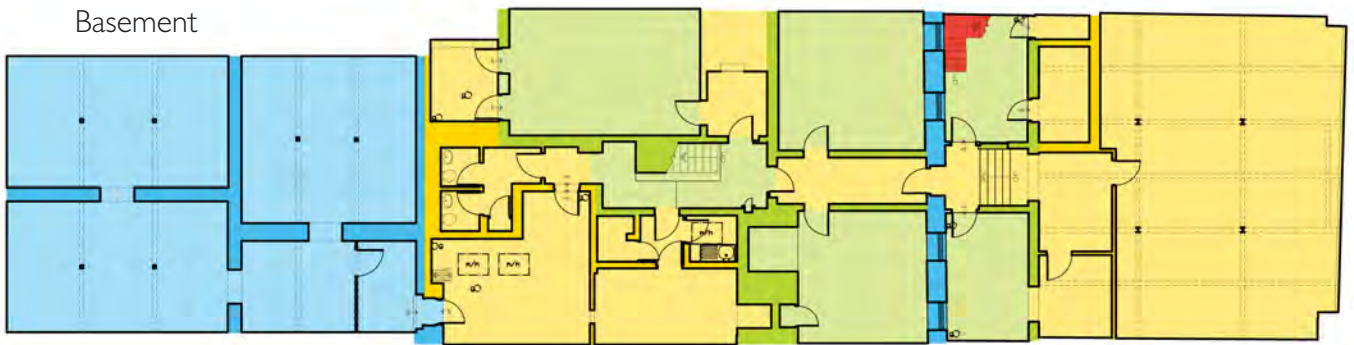
### LOW

The building has been a place of work for many years, of which some people may have memories. People may have drawn a sense of enjoyment from its good location and attractive characteristics.

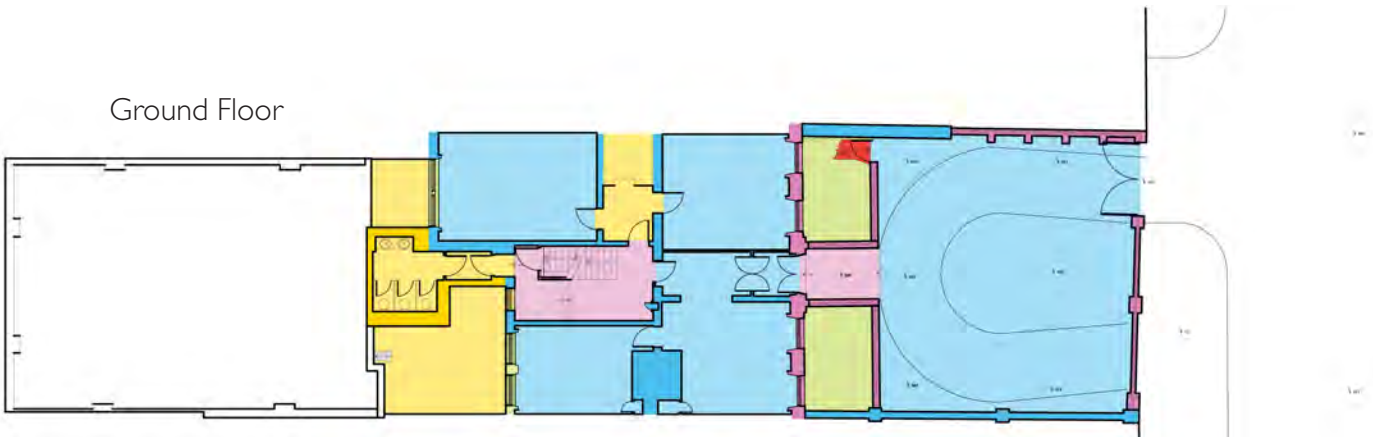
Otherwise the building is not publicly accessible so few people are able to draw communal values from it, except as a streetscape asset which contributes towards the attractive appearance of Lincoln's Inn Fields.

# SIGNIFICANCE PLANS

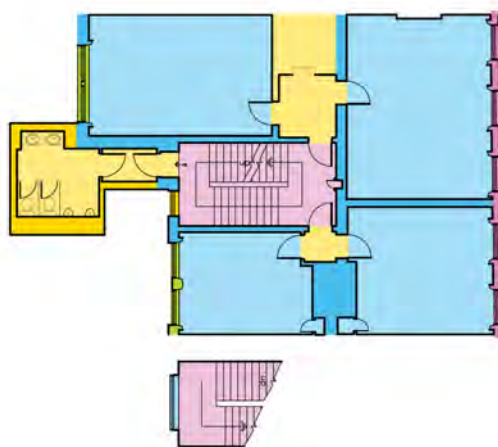
Basement



Ground Floor



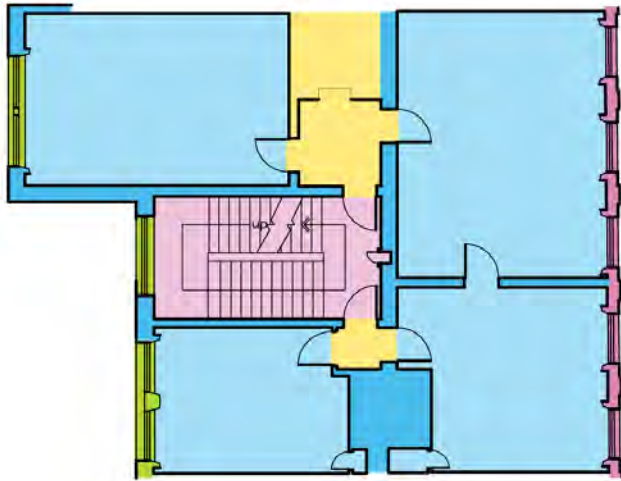
First Floor



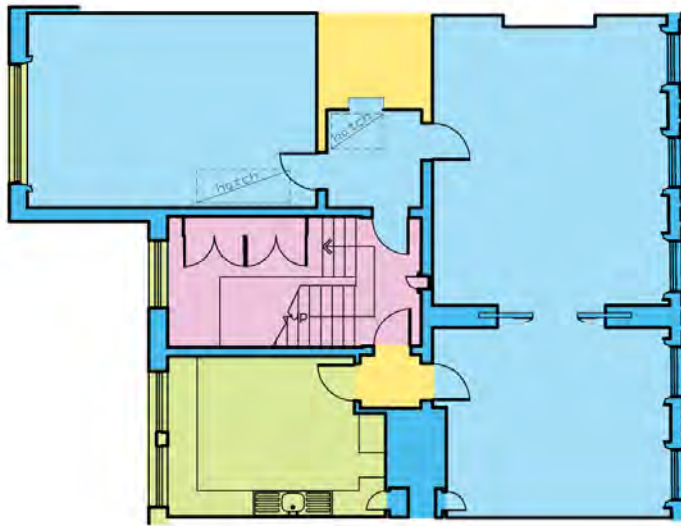
**KEY**

- High
- Medium
- Low
- Neutral
- Intrusive

Second Floor



Third Floor



Attic



Attic

Rear Elevation



KEY

- High
- Medium
- Low
- Neutral
- Intrusive