

64 Lincoln's, London, WC2A 3JX

Supporting Statement
for
An additional new storey at roof level to provide
a new 2 bed residential apartment



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1.0 Introduction

The following Design and Access Statement has been prepared by James Taylor Homes (Lincolns Inn)Ltd to support applications for planning and Listed Building Consent for the proposed roof extension to 64 Lincoln’s Inn Fields.

The proposal seeks permission to demolish the existing roof and construct an additional storey at roof level to provide a two bed apartment.

- The proposals will comprise:
- Single storey mansard roof extension.
 - Bottle balustrade terminating the elevation.
 - Sheer storey extension to rear elevation including a discrete plant enclosure.

London Borough of Camden have approved planning permission for the conversion of the original building into 8 separate residential units including a new rear extension to accommodate a separate unit totaling 9 new apartments. Planning permission reference: 2013/7434/P and Listed Building Consent reference: 2013/7457/L.

The applicant has approached the Council for pre-planning application advice on the proposed development, details of which have been appended to this document and are referred to at relevant points. Planning background in relation to the proposal is provided below. This document explains the rationale behind the proposal and the sympathetic approach to the heritage of the building.

2.0 Background

In January 2015 London Borough of Camden approved Listed Building Consent and planning permission for the change of use of the building from offices (B1a) to residential (C3) and partial demolition, alteration and extension to create a 9 residential units. (Application reference:2013/7434/P & 2013/7457/L).

The applicant is currently in the progress of developing the approved development, subject to the approval of the necessary planning conditions. This application seeks to further enhance the building by introducing a bottle balustade and mansard at roof level similar to adjoining properties.

3.0 The Design Team

The applications forPlanning permission and Listed Building Consent Application have been produced by a multi-disciplinary team comprising:

Planning Consultant: Montagu Evans LLP
Architect: James Taylor Construction
Heritage Consultant: Montagu Evans LLP
Acoustic Consultant: Hann Tucker Associates
Daylight/Sunlight Surveyors: Waldrams Chartered Surveyors
Sustainability/ Breeam report- Price Myers
Verified views- Design Hive
All the reports produced by the team are referred to in this Statement and form part of the Application pack.

4.0 The Application

The proposal for the extension to the property is designed to be in keeping with the existing listed building and will be undertaken sensitively, with the intention of preserving the heritage significance of this Grade II listed building, and the character and appearance of the Bloomsbury Conservation area.

The proposals respect the significance and character of the building and seeks to minimise any affect on the listed building. A statement of significance submitted as part of the previous application (2013/7457/L & 2013/7434/P) established that the existing roof was altered in the 1970's. Additional surveys have been completed by Montagu Evans confirming that the roof has been subject to a number of alterations that have deminished the significance of this part of the building, and the contribution to the overal special architectural & historic interest. Photographs of the existing roof structure are appended to this statement.

The proposals will lead to the replacement of the existing roof with traditional mansard, a common form for extension to buildings of this period.

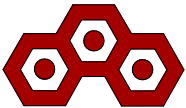
This document aims to clarify the rationale behind the proposal in relation to the dialogue with the Council and describes the heritage approach which has influenced the design of the proposed addition.



Existing



Proposed



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5.0 Location

The property is located at Lincoln's Inn Fields, London WC2. It forms part of a series of buildings that enclose the western side of the square. Properties adjoin it to the north and south and 44-46 Kingsway lies to the rear. The location of the building is shown on the Site Location Plan contained within this Design and Access Statement.

Lincoln's Inn Fields is the largest square in London and was originally laid out in the 17th century. The square lies in the south of the London Borough of Camden close to the Borough's boundary with Westminster. It also lies in the Bloomsbury Conservation Area and is a Grade II listed Registered Park and Garden.

The square is enclosed by buildings, many of which are listed. Of particular note are Lindsey House (59-60) and Powis House (66).

In proximity to 64 Lincoln's Inn Fields, No. 61 was the subject of a successful application for alterations to the building involving additional windows and cladding treatment to the east and south elevations of the sixth and seventh floors and roof plantroom. This was granted in 1990.

The buildings to the rear of the property are formed by properties on Kingsway. Flanking No. 64 are 63 and 65 Lincoln's Inn Fields. The former is a seven storey building which is the first of several properties on the western side of Lincoln's Inn Fields that establish a height datum greater than No 64. Together, Nos. 63 and 65 enclose the rear of No 64 forming a courtyard area facing onto the rear of these properties and those on Kingsway.

Several buildings in the vicinity have been granted permission for extensions at roof level:

39 Tottenham Street (ref. 2013/1601/P) – planning permission was granted in March 2013 for the erection of a mansard roof extension, rear extension at part third floor level with terrace facing onto Goodge Place, replacement windows and internal restoration works at 39 Tottenham Street (Grade II listed).

16 -17 Warren Street London W1T 5LP (ref. 2008/3765/P) - Alterations and extensions including erection of a mansard roof extension with front dormer windows and two rear roof terraces to create one self-contained two bedroom flat.

6.0 The Building

64 Lincoln's Inn Fields dates from the early 19th Century and is Grade II Listed. It is four storeys in height with an extensive basement that extends to almost the entirety of the plot's footprint. The building has a stucco front. It is set back from the road with an area of hard standing and railings to the front.

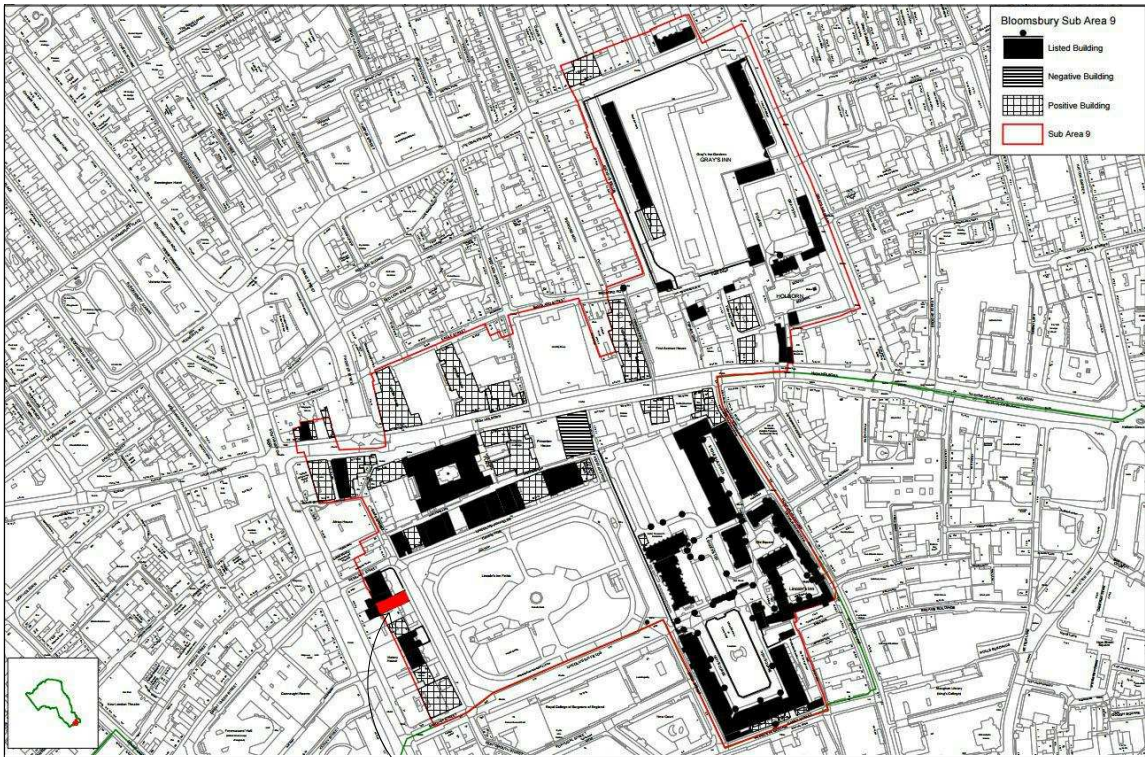
The listed building description is attached in Appendix 1 but is repeated here for information:

"House. Early C19. Stucco front. 4 storeys and basement. Square-headed doorway with fanlight and double panelled doors. Corbels at sides of entrance below stone 1st floor balcony with iron balustrade. Recessed sash windows, most with original glazing bars, segmental-arched to ground floor. Ionic pilasters through 1st and 2nd floor carrying entablature with dentil cornice. 4th storey an attic with sunk panel pilasters between windows. INTERIOR: square balusters to plain close string stairs. Original fireplaces and cornices. SUBSIDIARY FEATURES: attached cast-iron railings to areas."

As noted above, planning permission was granted in 2014 for the change of use of the existing building from offices to residential, with a new unit to the rear. Listed building consent was also granted for conversion of the listed building to 8 residential units. The change of use from offices and the principle of residential accommodation is therefore acceptable, as are the works associated with this change of use including demolition of the modern rear extension.

Areas

The approved scheme is in the process of being implemented and will create a building comprising approximately 990.6 sq m (GIA) of residential accommodation.

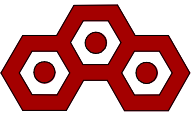


Bloomsbury Conservation area

64 Lincoln's Inn Field



64 Lincoln's Inn Field



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7.0 Physical Context

64 Lincoln's Inn Fields is located within the Borough of Camden at the southern-most edge of the Bloomsbury Conservation area as defined by the City of Westminster in 1968. Set within London's main legal district between Fleet Street, Holborn and the Kingsway, the site is also immediately accessible to the main political and financial centres of the city.

The area is a mixture of residential, commercial and retail uses with a number of professional institutions based nearby. A large number of workers commute to the area each day and the gardens of Lincoln's Inn Fields offers a respite from the heavy pedestrian and vehicular traffic associated with the main thoroughfares and routes.

The North and East sides of the square comprise a coherent terrace from Georgian through to twentieth century era buildings, whilst the south comprises large multi-storey office buildings. The West side of the square is formed of various buildings belonging to the legal chambers of Lincoln's Inn that do not form a uniform frontage to the garden. There are a number of listed buildings on the square, further described in the Heritage Impact Assessment in Appendix A, but are mainly listed through individual value as opposed to their contribution as a group of buildings. Lincoln's Inn Fields remains the largest listed garden square in London, protected under the 1931 London Squares act and recognised as a Park and Garden of Specific Historic Interest.

8.0 Principle of Roof Extension

The principle of extending a listed building at roof level has been accepted previously by the Council. Below we set out details of recently permitted applications for roof extensions within the Borough for your information:

39 Tottenham Street (ref. 2013/1601/P) – planning permission was granted in March 2013 for the erection of a mansard roof extension, rear extension at part third floor level with terrace facing onto Goodge Place, replacement windows and internal restoration works at 39 Tottenham Street (Grade II listed).

16 -17 Warren Street London W1T 5LP (ref. 2008/3765/P) - Alterations and extensions including erection of a mansard roof extension with front dormer windows and two rear roof terraces to create one self-contained two bedroom flat.



Kingsway Building



John Soane Museum



View towards No.64 from Lincoln's Inn Field



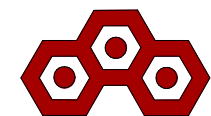
Building on intersection of Lincoln's Inn Fields and Gate Street

Surrounding buildings and views around Lincoln's Inn Field

64 Lincoln's Inn Field



Aerial of Lincoln's Inn Field



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9.0 Issues & Constraints

The previous site analysis for the original application has been used to consider the design brief and the subsequent design development. This section outlines the key issues and constraints which have influenced our proposal.

10.0 Key considerations to emerge from the analysis are:

- Grade II listing of the property and its location within the Bloomsbury Conservation Area;
- Good visibility of all levels of the front elevation only, particularly the long views from the grade II listed Lincoln's Inn Fields registered park and garden;
- Poor quality backdrop with taller buildings facing Kingsway and their back of house plant visible from the gardens;
- Existing detailing and design in relationship with neighbouring properties; and
- Vertical presence and dominance of adjoining buildings in relationship as a group.

11.0 Design Objectives & Principles

Our intensions for this proposal are to provide an extension that is sympathetic and blends seamlessly with the original façade, and with the surrounding context.

The balustrading detail above the front façade will be Georgian style balusters. Dividing these balusters are sections of solid stone that will have recessed detailing to reflect the detailing at the lower levels. The vertical divisions of the balustrading will be transferred from the widths of the windows and pilasters below to make sure the proportions of the building are continued. This combined baluster will stand on a stone plinth underneath. The baluster is then completed with a twice weathered coping stone. All will be finished with a weather coating to match the colour and texture of the building below.

The fourth floor addition will harmonise with the neighbouring properties and the proposed features are copied to reflect the local vernacular. We propose a mansard roof finished with traditional slate tiles, timber Georgian style double glazed sash windows. The lead flashing to the existing parapet will be replaced with stone corbelling and detailing similar to the lower sections of the building.

Views taken from along the street elevation and from in the park (as the views opposite and also within the appended documentation) show the scheme in relation to the adjoining properties. The design is in keeping with the surrounding context and preserves the design aesthetic and proportion of the front elevation.

Behind the mansard roof will be a flat single ply roof concealed from the frontage of the property by the slate mansard parapet. Air conditioning units for the apartments and mechanical smoke extract will be placed behind the parapet to obscure its visibility. Please refer to proposed roof plan for further details.

On the rear elevation the new storey will replicate the lower levels. The brick external walls will extend above the flat roof to form a parapet. This will conceal the mechanical plant reducing the visual impact from the surrounding properties to the rear of the site. The windows on the rear elevation will replicate the styling of the lower level's timber construction. The windows will be slim lite double glazed timber sash windows to match below.



Existing



Proposed

12.0 Internal arrangement

The layout of the apartment will replicate the lower levels from first to third floor. The lobby will have direct access to the extended lift and staircase. From here the original hierarchy of rooms are maintained whereby the secondary rooms, the bedrooms and ensuite bathrooms, are kept at the rear of the plan and the more important living accommodation is located at the front overlooking the gardens of Lincoln’s Inn Fields.

The new staircase from the existing third floor landing will continue with the same styling as the lower levels. The staircase will finish at the new fourth floor level where the new landing will be located. The new construction of the fourth floor will be designed and comply with current building regulations.

13.0 Design & Materials:

The proposed materials are:

Roof- Mansard roof will be finished using traditional slate to match those on the existing roof and neighbouring properties.

Dormer windows to the front elevation- Timber double glazed units. Above the windows will be a small flat roof that will be finished with lead to give the traditional appearance of the neighbouring properties. This is apparent at No. 61-62 Lincoln's Inn Field as shown opposite.

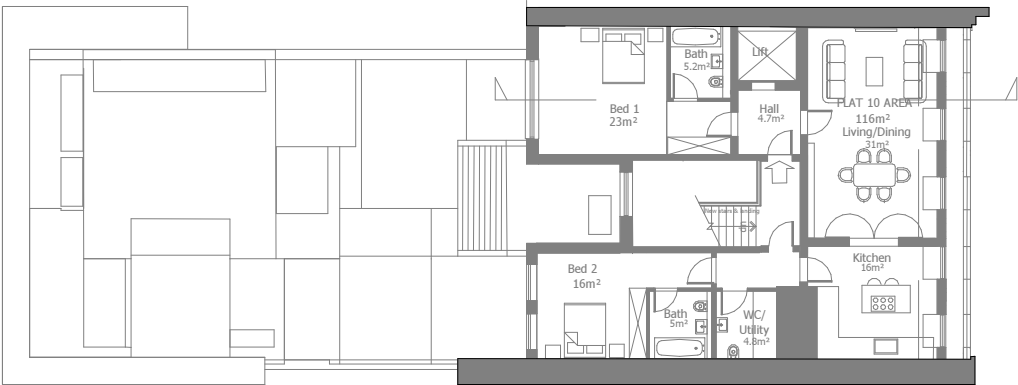
Balustrading- Stone Georgian profile balusters with stone coping and plinth similar to No.65

The flat new roof over the extension -will be a single ply membrane with a parapet and metal flashing to the perimeters.

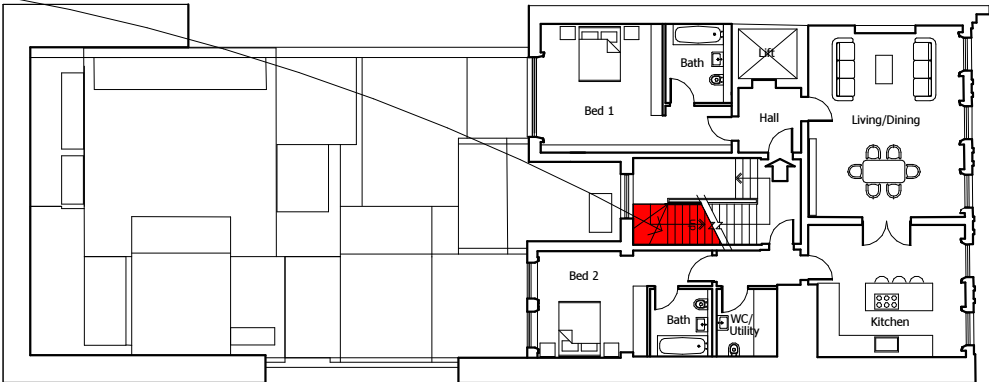
Brick wall to the rear elevation- will extend above the flat roof to provide a parapet to conceal the plant behind finished with a stone capping.

Brick to rear elevation- black brick to match the existing appearance of the elevation.

Windows- Rear elevation- Timber sash to match lower levels with double glazed panes.



Proposed fourth floor layout

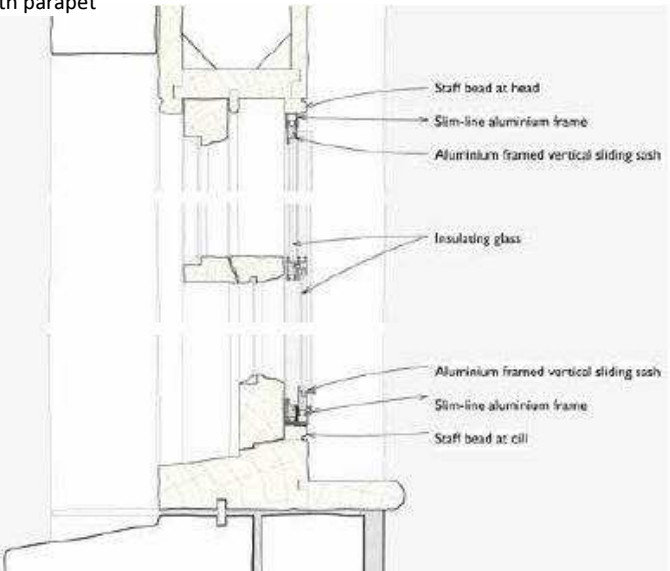


Proposed alteration to third floor



Rear elevation (existing)

Dark brick to continue to higher level with parapet above.



Proposed secondary glazing to rear extension to match windows at lower level



Proposed dormers

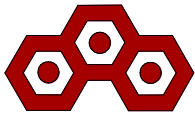


Existing dormers No.61-62

Dormers to replicate similar on street elevation



Mansard roof: Traditional slate roof on timber battens



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