THE HONOURABLE SOCIETY OF LINCOLN'S INN

47072400 – 15 New Square

Planning Design Statement

D MITCHELL

20 JULY 2015

INTRODUCTION

01

The Honourable Society of Lincoln's Inn seek to refurbish and improve existing kitchen and catering facilities which are currently inadequate for the needs of the Inn. There is also a need to provide expansion space for the existing library alongside new advocacy training and educational facilities to enhance the function of the Inn. In providing these new facilities, the existing Under Treasurer's residence will need be relocated to another part of the Inn.

To achieve the above proposals, planning and listed building consent are sought for five separate applications proposed at Lincoln's Inn:

Application 1 – Old Hall Kitchen Refurbishment (Submitted to LB Camden Ref 2015/2413/P & 2015/2517/L)
Application 2 – Great Hall Refurbishment Works (including Old Hall Temporary Kitchen Works)
Application 3 – East Terrace Development (Excavation to create a two storey basement containing a lecture theatre, advocacy rooms and study areas)
Application 4 – Library Extension (including demolition of Under Treasurer's House)
Application 5 – 15 New Square (Change of use from Office B1 to Residential C3)

This Structural Statement has been prepared as part of application 5.

15 NEW SQUARE

02

The alterations required are to provide a change of use from an existing office to residential accommodation. The ground floor office is to remain unaffected by the works.

The building was originally constructed during the 1920s.

The form of construction is of traditional load bearing masonry forming both outer and inner walls with additional non-load bearing lightweight partition walls. The floors at ground, first and second are formed from traditional timber spanning between loadbearing walls or spanning between steel beams that span between these walls.

There are a number of archive drawings available that support this information.

The roof construction is formed with a traditional cut roof of timber rafters and purlins with the loads being transferred through timber studs/struts/posts through to the load bearing elements.

Archive information available indicates that the building has undergone a number of changes since its original construction.

During the 1980's a significant refurbishment appears to have been carried out including the addition of new dormer windows within the roof space.

Initial visual inspection of the structural indicates that the construction appears in sound condition.

The works required to fulfil the scheme are:-

Ground Floor

No works required, office to remain in occupation

First Floor

Creation of openings through internal structural walls which will necessitate introducing supporting steel and timber beams. The actions in forming these openings will be dependent on the material used as its new support.

The opening between the proposed Lounge and Study will be with the introduction of steel beams bolted together. This can be achieved by cutting through half depth of wall, inserting beam, drypacking tight to enable a permanent support.

The opening between the dining room and study will be formed in a similar phasing as Lounge/Study but is dependent on the existing construction of the supporting wall.

Sequencing will be required to prevent temporary works requirements below first floor level.

This operation is repeated on the far side of the wall and thus the proposed permanent support is fully positioned prior to demolition of the wall below and without the need for temporary supports through to the ground floor. The demolition will be carried out by saw cutting the brickwork and breaking out and removing by hand to achieve as little disruption to the tenant below. This will minimise any disturbance to the original fabric of the building.

The sequencing of the works will be agreed with the contractor prior to works commencing.

Demolition of existing and construction of new non-load bearing walls with localised strengthening of floor to accommodate.

Floor strengthening will usually entail the addition of floor joists, trimming of openings and providing noggins below new walls to minimise deflection.

Demolition of existing timber stair between first and second floors.

Introduction of new staircase from first floor – adapting of floor to accommodate.

Second Floor (within roof space)

Modification of non-load bearing wall layouts.

Localised strengthening of floors to accommodate required layout.

Forming new opening within floor to provide borrowed light to first floor. This will necessitate removal and replacing of sufficient timber flooring to enable the creation of new shaft.

Adapting timber floor to infill existing stairwell using new timbers.

Adapting timber floor to accommodate new staircase from floor below, addition of new trimmer timbers to strengthen the floor locally.

Localised strengthening of floors to accommodate heavier loads from bathrooms with the addition of new joists bolted to existing.

Roof

Forming additional rooflight within plane of roof.

Cutting and trimming of rafters to form required opening. Existing rafters doubled up on all sides of proposed opening.

The adaptation of the building to form the required accommodation will necessitate ongoing structural surveys to confirm assumptions made.

Owing to the requirement of the tenant at ground floor being in residence during the works it will be of utmost importance that method statements must be provided and agreed to minimise noise, disruption and impact on the building fabric.

The overall floor loadings will not be increased as at present 2.5kN/m^2 office loading can be carried satisfactorily.

The floor loading requirement for residential is 1.5kN/m^2 somewhat less that its existing capacity.

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