

Design Access Statement – 1 New Square

Features

1 New Square is Grade II* Listed 5 Storey Building built Circa 1690. Listed as part of a group of 11 buildings known collectively as New Square. 1 New Square consists of 5 floors (from Basement to 3rd). The building is predominantly in use as offices / chambers, however there is a residential space on the 3rd floor (south) of the building.

The building has had structural issues in the past. The building has been pinned and had bracing installed as the external walls had started to lean to the West.

There are multiple green spaces surrounding 1 New Square. New Square itself is a large green area (which is to the West of the building), and to the North is the Kitchen Garden. Both these green spaces are part of the Lincoln's Inn estate. 1 New Square is connected to 2 New Square on its Southern Party Wall.

14/15 New Square is to the North. Whilst 16 New Square is to the East. These buildings are not connected to 1 New Square in anyway and are both owned by the Inn as part of the Estate.

Access

The building's Access is not to be altered in any way shape or form. Access to the basement area is directly off the "well area" to the West of the building. This is accessible predominantly by the steps, however there is a platform lift outside No 2 New Square which takes wheelchairs from the street level to the Basement Level.

The 2nd and 3rd Floors are accessible via the main staircase. They also have their own interconnecting staircase within their demised areas. Currently the Central area (to which this application relates) on the 2nd floor is connected to the Northern Demise via an opening. It is proposed to block this up to separate the 2 demises.

Due to the buildings listing and usage, it is not possible to make the areas on the 2nd /3rd floors accessible for all.

In regards to means of escape, there is a secondary exit to the basement area (to the rear) which serves as a fire escape. The 2nd and 3rd Floors are more complex. It is for this reason that the doors are proposed to be uprated where possible and replaced where not, in order to give the appropriate fire rating to allow for evacuation in the event of a fire.

As part of this scheme, the fire alarm system is to be upgraded. The areas having works undertaken will receive new hard wired smoke heads, likewise any other existing hard wired heads within the building (connected to the existing panel) will be connected into the system. As the Inn does not own all the freehold floors within the building, the new fire alarm panel proposed is cable of easily integrating wireless heads into. This will allow for wireless heads to be incorporated if the other freeholders would like at a much reduced cost. This incentivises them to aid in covering the whole building and creating a system which has full coverage.

Layout

The proposed layout of the areas is to remain pretty much as existing.

The alterations to the basement are simply to rotate the WC/Kitchen areas to provide a larger WC (which is more inclusive for all) these alterations can be seen on drawings No 4201 Existing Basement Plan & 4501 Proposed Basement Plan.

The alterations to the 2nd and 3rd floors involve the removal of a modern studwork wall and its relocation back to a position which previously had the wall. A kitchenette can then be installed to provide welfare facilities for the users.

Safety and security – Lincolns Inn is monitored by 24 hours CCTV. Between the hours of 7pm-7am the external gates to the estate are closed and only accessible via the gatehouse entrance.

Scale/appearance

The building is to remain as existing externally with only minor internal modifications taking place.

Landscaping

It is not proposed to alter any of the external grounds as a result of these works.

Heritage Assets

The building is a Grade II* listed premises which was built circa 1690.

The proposals are minimalist and do not see to alter the characteristics of the building in any way.

Rubbish

The bins are collected from the site each day by the Inns porters and placed in the relevant recycling or waste reciprocals.