

# **1 NEW SQUARE HISTORIC STATEMENT**

## **1.0 INTRODUCTION**

This Planning and Heritage Statement has been prepared to accompany applications for listed building consent and planning permission on behalf of the Honourable Society of Lincoln's Inn (HSLI).

The application is for the installation of heating and cooling systems within the Basement South and for the installation of a kitchenette area to the top floor of the 3<sup>rd</sup> Floor of 1 New Square.

## **1.1 Summary of Need**

The proposals are as a result of a need to provide suitable office space in which Barristers can conduct their work. The building is currently heated by localised electric heaters which are a potential fire hazard and do not provide sufficient heating within the building.

## **1.2 Application Site**

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

## **1.3 Application proposed use.**

This application does not seek to change the use of the areas from their existing categories; they are all to remain as chambers for Barristers. This application is simply to make the space more usable and provide facilities needed to operate as an office of this type.

## **1.4 Summary of the Application**

Internal refurbishment of the 1 New Square Basement (South) and 2<sup>nd</sup> and 3<sup>rd</sup> Floors Centre

## **1.5 Summary of Benefits of Proposals**

The proposals will create 3 benefits:

- The first is to provide heating and cooling within the basement area. At present there is heating to some extent, but this is provided by localised electric heaters which are themselves inefficient and a potential cause of fire.
- The benefit to the 2<sup>nd</sup> and 3<sup>rd</sup> floors is with the heating element also. Cooling would not be possible without substantial changes which would have a greater impact on the building, therefore only heating is recommended.

- The third benefit is to the area on the 2<sup>nd</sup> and 3<sup>rd</sup> floor to provide kitchenette facilities. Welfare facilities are required for self-contained office space and this is the only way to provide these amenities within the tenant's accessible area.

## **2.0 SITE DESCRIPTION AND PLANNING HISTORY**

The site in which the application for planning permission and listed building consent is proposed is that of Lincoln's Inn, situated within the area of Holborn in the London Borough of Camden with a site area of approximately 0.8 ha. The application area is highlighted in red on drawing No 1001.

### **The Site**

- 2.1** Lincoln's Inn is located to the east of Lincoln's Inn Fields. The Inn is bound by Newman's Row to the west and Chancery Lane to the east. The rear of buildings located at High Holborn form the Northern boundary. Carey Street borders the site to the South.
- 2.2** The site is located in a highly accessible location. Holborn and Chancery Lane Underground stations are a short walk away giving direct easy access to a majority of London Underground lines. Numerous bus services are located to the north of the Inn on High Holborn and to the west along Kingsway. Mainline stations at Farringdon and City Thames link are a short walk away.
- 2.3** The site, including the entire Lincoln's Inn, is located within the Camden Bloomsbury Conservation Area. Westminster's Strand Conservation Area borders Lincoln's Inn to the south. To the east of Lincoln's Inn is the City of London's Chancery Lane Conservation Area.

### **Existing Building and its use:**

- 2.4** The existing building is utilised primarily for Barristers Chambers, however on the top floor (South) of 1 New Square there is a residential dwelling. The buildings comprising 1-11 New Square were built in 1693 and are Grade II\*. They were listed mid-19<sup>th</sup> Century when the rest of the estate was also listed.
- 2.5** The areas which are to have works undertaken are all Chambers (office) space and seek to remain as such. This application is merely to improve upon the environment of the buildings making them suitable for rental in the 21<sup>st</sup> Century with all the digital media and the like which is a day to day necessity in offices.
- 2.6** The Listed Description for 1 New Square is as follows:

No.1: red brick bands at 1st and 2nd floor levels; 3rd floor with multi-coloured stock brick band. 9 windows. Gauged red brick flat arches to slightly recessed sash windows most with exposed boxing and most with C18 glazing bars. Ground and some 1st floor windows with shutters. Some 1st and 2nd floor windows with C19 blind boxes. On left return, a stone tablet set up by John Greene, Treasurer of Lincoln's Inn in 1693, inscribed "This wall is built upon the ground of Lincolns Inn. No windows are to be broken out without leave". INTERIOR: with original panelling to

the hall and some of the rooms. Original dog-leg stair with turned balusters and square reveals.

### **Planning History**

**2.7** There have been a number of planning applications relating to 1 New Square. These have been primarily relating to the externals of the building and keeping it in a state of good condition. The internals have not been modified in many years.

**2.8** Planning permission and listed building consent for minor alterations include but are not limited to the following:

- External Redecoration (this happens every few years application No 2013/0853/L)
- Installation of High level access equipment (application 2015/0227/L and 2015/0031/P)
- Partial demolition of flank wall and rebuilding in matching brickwork to original profile (application No: 8970165)

### **3.0 THE PROPOSAL**

**3.1** Basement – Within the basement area (South) it is proposed to install a new heating and cooling system to replace the existing localised electric heaters. The split units will be installed below the windows within boxes as pictured below.



It is proposed to remove the existing cupboards below the windows to allow for this.



**3.2** In order to install pipe runs, there will be a requirement to have a small duct cut within the concrete flooring (below the carpet) and a duct installed. This is shown on

the basement Mechanical drawing No 410. This will have a removable cover installed and the rooms will then be re-carpeted. The aim of this scheme is to install the modern appliances without changing the existing appearance of the building.

- 3.3** The existing WC/Kitchenette layout is to be altered. This is a more recent addition to the building with modern plasterboard stud walls currently separating the areas. These are to be removed and the space reorganised to give a more ergonomic layout.
- 3.4** The rooms are all to be re-decorated and have all the 1970's book cases removed.
- 3.5** The only internal walls which have any ornateness to them are within the front office which have timber panels around its perimeter; these will be maintained and freshened up. The other walls are all rendered and will remain as such.

## **2<sup>nd</sup> / 3<sup>rd</sup> Floors**

- 3.6** There is to be a gas combi-boiler installed on the top floor; this will supply new radiators (sectional freestanding steel type (Multisec)).
- 3.7** The wall which currently separates the main common parts area on the 3<sup>rd</sup> floor with the works area is to have the studwork wall removed and installed approximately a meter back where it was originally (as can be seen by the beam still present). A kitchenette is then to be installed within the works area and a new fire door onto the top landing is to be installed in the new studwork (seen on drawing No 4511).



- 3.8** There are no existing cornices or pelmets around the rooms or any other ornate features.

## **4.0 PLANNING POLICY CONTEXT**

**4.1** This section sets out a summary of the key planning policy framework that is relevant to the application proposals.

**4.2** The statutory adopted Development Plan comprises:

- The Camden Core Strategy (adopted 2010).

**4.3** This section also summarises the main relevant provisions of the National Planning Policy Framework.

### **Planning Designations**

**4.4** The Site is subject to the following designations under the adopted development plan:

- Archaeological Priority Area – London Suburbs
- Central London Area

**4.5** The Site is located within the Bloomsbury Conservation Area. The Site is not located within Flood Zone 2 or 3.

### **The Core Strategy**

**4.6** The Core Strategy sets out Camden's over-arching policies for development in the Borough. As such, policies are of a strategic nature. The relevant policies are as follows;

CS8 Promoting a successful and inclusive Camden Economy with special attention to section b) safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers;

CS14 relates to the conservation of heritage in the borough. The policy states that Camden will:

- "Require development of the highest standard of design that respects local context and character; and
- preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens."

## **5.0 HISTORIC BUILDINGS IMPACT ASSESSMENT**

**5.1** 1 New Square was constructed at the end of the seventeenth century as part of the 11 buildings which now form the main body of New Square.

**5.2** New Square was originally named Serle's Court because it was built as a compromise between the Inn and Henry Serle over ownership of the land. A compromise was made in 1682, and Serle built eleven brick sets of chambers on three sides of the square between 1682 and 1693.

- 5.3** Alterations were made in 1843, when the open area in the middle was replaced by gardens and lawns.
- 5.4** Because of its difficult history of ownership, some bits of the Square are still freehold, with individuals owning floors or sections of floors within the buildings. The Lincoln's Inn Act 1860 was passed directly to allow the Inn to charge the various freeholders in the Square fees. Within 1 New Square, The Inn owns the basement, the ground and 1<sup>st</sup> floors in their entirety, but only the common parts areas and central areas (to which this application relates) on the 2<sup>nd</sup> and 3<sup>rd</sup> Floors.
- 5.5** Over the years various alterations have been made to the building. The building has had gas installed, however at present it only serves gas fires (within fireplaces). These have the potential to cause Carbon Monoxide to build up within the rooms and it is our intention to remove these for health and safety reasons. Whilst electric heaters are utilised, in order to minimise the carbon footprint, it is proposed to install a gas boiler on the top floor and a "wet" radiator system as this will be more efficient.
- 5.6** Within the Basement there is a small area to the rear of the property which is hidden. It is proposed to install heating and cooling within the basement and install the external cassette out of site within this rear area.
- 5.7** The updated heating systems will greatly enhance the environmental performance of the building.
- 5.8** The movement of the wall on the 2<sup>nd</sup> / 3<sup>rd</sup> floor will place the wall back into its original position; the wall being removed is not of any heritage value as it is a more modern studwork wall with plasterboard each side. The installation of the kitchenette area within that area will also benefit the users as without it they have no welfare facilities for making tea.
- 5.9** All works will seek to be hidden; this will mean that the building retains its historical appearance, whilst providing modern amenities which are required for present day office areas.

## **6.0 CONCLUSION**

- 6.1** These works seek to modernise the building without changing the character of either its internals or externals. All proposed works/adaptations are proposed to be concealed where possible.
- 6.2** Whilst there are few notable features within the works area, it is proposed that where present they are to remain and be emphasised.
- 6.3** Within the basement, the only notable features are the fire places within each room (some having sandstone surrounds) and within one of the front rooms, the timber panelling. This will be cleaned up and brought back into good condition.
- 6.4** Within the 2<sup>nd</sup>/3<sup>rd</sup> floors, there are some timber panelled walls which will be brought back into good condition and the windows also be renovated.