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1-2 LINCOLN'S INN FIELDS, LONDON

HISTORIC BUILDING IMPACT ASSESSMENT



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I.0 INTRODUCTION

Julian Harrap Architects have been working in collaboration with David Chipperfield Architects on proposed alterations to 1-2 Lincoln's Inn Fields, London WC2A 3AA. This Heritage Impact Assessment has been compiled to respond to the interventions to the historic fabric brought about by the proposals and highlights that the scheme has been driven by a deep understanding of the significance of the existing listed building.

This document should be read in conjunction with Julian Harrap Architects "1-2 Lincoln's Inn Fields, London - Statement of Significance 2012", Oliver Bradbury's "Nos. 1 & 2 Lincoln's Inn Fields, Borough of Camden, London: An Architectural History" and the other planning application material.

SOURCES OF INFORMATION

- The principal sources of information have been detailed site inspections in 2012 & 2013.
- Camden Local Archives.
- Camden Council Planning Portal.
- London Metropolitan Archives.
- Museum of London.
- Sir John Soane's Museum, 13 Lincoln's Inn Fields.
- Survey of London, 1912 (Vol. III St Giles-in-the-Fields pt 1: Lincoln's Inn Fields).
- Listing Description; London Borough of Camden.
- Faithorne & Newcourt's Map of London in 1658.
- Richard Horwood's Map of London 1799 - 1819.
- Charles Booth's London Poverty Map 1889.
- Ordnance Survey Maps of London, 1871, 1894 & 1914.
- The London Council Bomb Damages Maps 1939 - 1945.

I.1 STATUTORY LEGISLATION AND GUIDANCE

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) published in March 2012 is a planning policy document setting out the Government's planning objectives and development goals for the sustainable planning of England. Section 12 'Conservation and enhancing the historic environment' provides the over-arching policies regarding the protection of the heritage and built fabric within England.

The document covers all designations within the heritage parameters, including listed buildings, conservation areas, non-designated assets such as locally listed buildings and other buildings or structures which have heritage value or significance. Great emphasis within the document is placed on the accurate assessment of the relative significance of the asset in relation to the proposal, use of available evidence and expertise within the design team.

London Borough of Camden Council : Local Development Framework (LDF)

The LDF Core Strategy (2010) and Development Policies documents form the main development plan for the Borough. The emerging Site Allocations Development Plan Document is scheduled for examination in public in early 2013.

I.2 LOCATION MAP

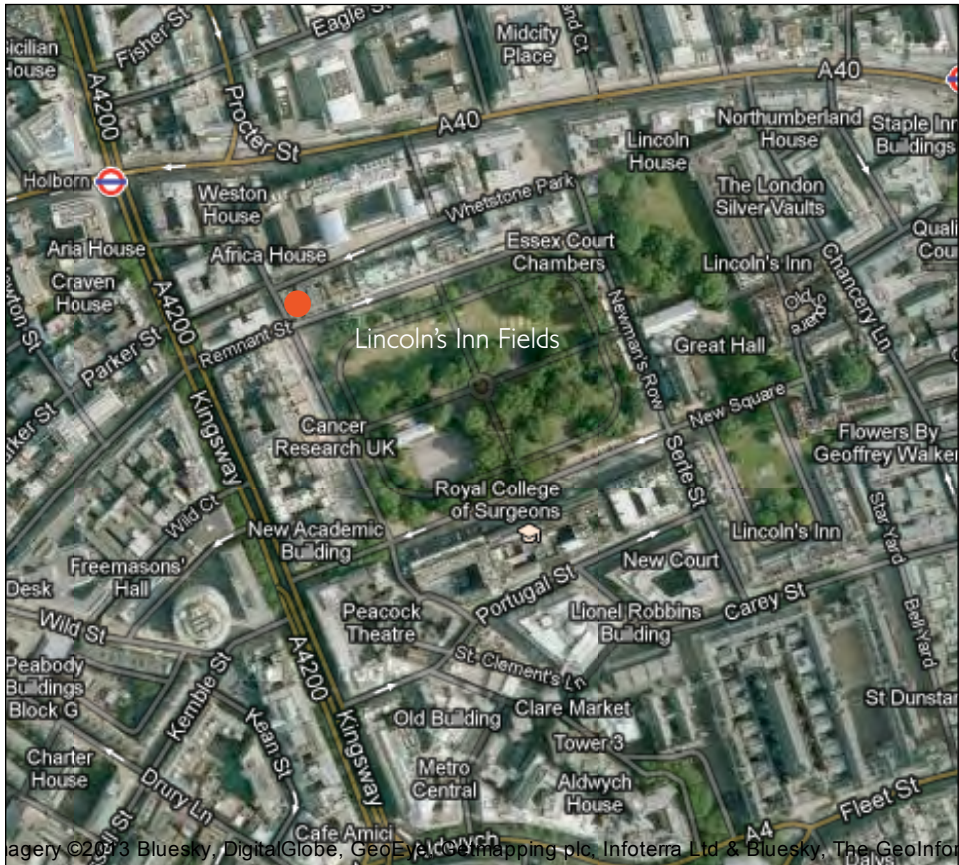


Figure 1: Aerial View of Lincoln's Inn Fields (Source: ©Google Maps).

I.3 LISTING STATUS

1-2 Lincoln's Inn Fields is a pair of early to mid Georgian Houses, reworked in 1840. It is a Grade II listed building situated within the Bloomsbury Conservation Area. Refer to Julian Harrap Architects "1-2 Lincoln's Inn Fields: Statement of Significance, 2012" Appendix A for full listing status details.

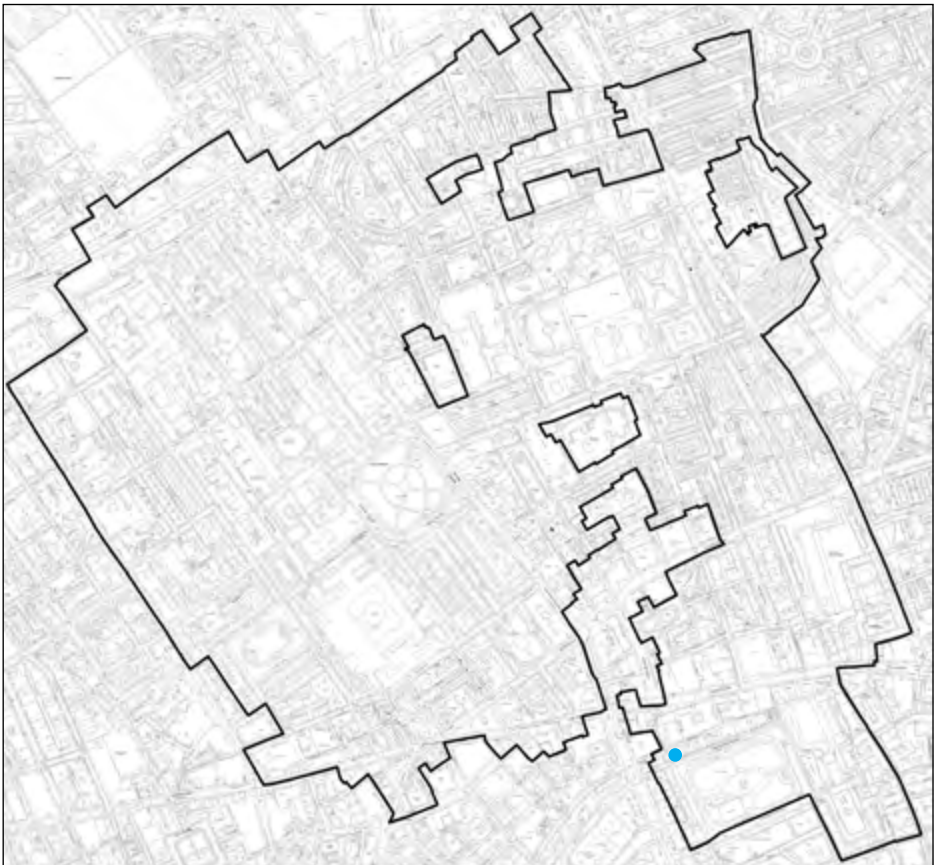


Figure 2: Extract from Camden Council's Bloomsbury Conservation Area 2010 with 1-2 Lincoln's Inn Fields marked with a blue dot (Ordnance Survey Maps).



Figure 3: South & West Elevations of 1-2 Lincoln's Inn Fields (©DCA).

2.1 DETAILS OF ARCHITECTURAL / HISTORIC INTEREST

The property of 1-2 Lincoln's Inn Fields incorporates two historic townhouses, built as separate properties in 1730 and 1740, then conjoined in 1840, they form the western bookend of the northern terrace of Lincoln's Inn Fields. No. 1 returns the corner to Gate Street and the rear of the property can be accessed off Whetstone Park. When the houses were conjoined the owner, George Ellison, was resident in both houses. Towards the late Victorian period the houses had been converted to commercial use, essentially solicitors offices. Oliver Bradbury notes that among the solicitors that shared the building, was a firm called Bloxam & Ellison, which links back to George Ellison who was the first occupant of the united building.

From the late Victorian period onwards the building retained its commercial office use, mainly as solicitors' offices. In May 2009, the building was purchased by Anish Kapoor, with the intention of returning it to a single family dwelling. The property is currently occupied by guardian residential tenants.

For a full description of the architectural interest of 1-2 Lincoln's Inn Fields and a brief history of Lincoln's Inn Fields, please refer to Julian Harrap Architect's "Statement of Significance, 2012".

For an account of the historical interest of 1-2 Lincoln's Inn Fields, please refer to Oliver Bradbury's report "Nos. 1 & 2 Lincoln's Inn Fields, Borough of Camden, London, an architectural history".

2.2 DESIGN AND APPEARANCE

The complete building has been analysed and assessed by Julian Harrap Architects in the Statement of Significance. JHA have reviewed every room and attributed a general rating of significance, further to this we have broken down the principal rooms into their constituent elements: ceilings, cornices, walls and joinery elements etc. and have given them their own significance rating, which are marked up on wall elevations.

The outcome of the research in compiling the Statement of Significance has informed the proposals to the property as a whole.

Historically, the general layout of the existing building is a consequence of the 1840's reworking and the utilitarian needs of the firms of solicitors who have occupied the building for the last 150 years. While the 1840's work went some way to address the complicated design problem of uniting two separate houses with different floor levels, the house is left with many unsatisfactory spaces, which were neglected to be dealt with at the time of the 1840's re-design.

The principal rooms on the Ground to Second floors will be largely unaltered in form but various steps will be taken to improve the historic importance of the interiors (eg replacing appropriate fireplaces and redecoration of previously stripped joinery). The most radical intervention on these floors is the reposition and rearrangement of the staircase, which develops the central core of the house to a scale comparable to the overall volume of the property (as doubled in size by the 1840's work).

In the rooms which have been highlighted as being of "Some Significance" and "Little Significance", the proposals involve a more radical level of intervention into the building's fabric. Where modifications are proposed they are guided by parameters set by the existing building and detailed so as to respect the elements of greater significance. The basement and third floor proposals are the most radical, this is justifiable by the level to which these spaces have been previously stripped of their original / historic architectural elements. The works to the third floor have been carefully designed to considered the impact on the principal public elevations.

The external facades will be carefully repaired and redecorated, but essentially the public elevations will remain largely the same. Therefore the works will have a positive effect on the adjoining buildings and the Bloomsbury Conservation Area generally. The only major changes to the exterior will be: -

1. Altering the front door to incorporate two new glazed high-level panels, to allow natural daylight into the Entrance Hall;

2. Reinstating the stone entrance steps;
3. Reinstating and repairing the stone coping stones to the Front Area railings;
4. Removal of the modern brickwork in-filling the arches forming the bridge to front door;
5. Removal of the rainwater pipe from the front elevation;
6. Replacing the existing composite slates to the roofs with real slate;
7. Third Floor extension to the Whetstone Park Elevation (this extension is over the rear room of No. 2); and
8. Extension into the former lightwell to the North Elevation of No. 2 to become the new lift shaft and provided a rear access door to Whetstone Park.

For further information in connection with the adopted guiding design principles, please refer to David Chipperfield Architect's "Listed Building, Design and Access Statement, December 2012".



Figure 4: South Elevation of 1-2 Lincoln's Inn Fields, as proposed (©DCA).

2.3 DETAILS OF THE IMPACT ON THE HISTORIC BUILDING

The following chapters will deal with the details of the expected impact that the proposed development will have on the listed building and its setting and show how the proposals have sought to keep the interventions to a minimal level so as not to impact on the special character and historic interest of the building. We will look at each floor individually and address the principal areas of change and what effect that has on the significance of the particular room and the house as a whole.



Figure 5: Existing Basement Floor Plan (with room numbers) (©DCA).

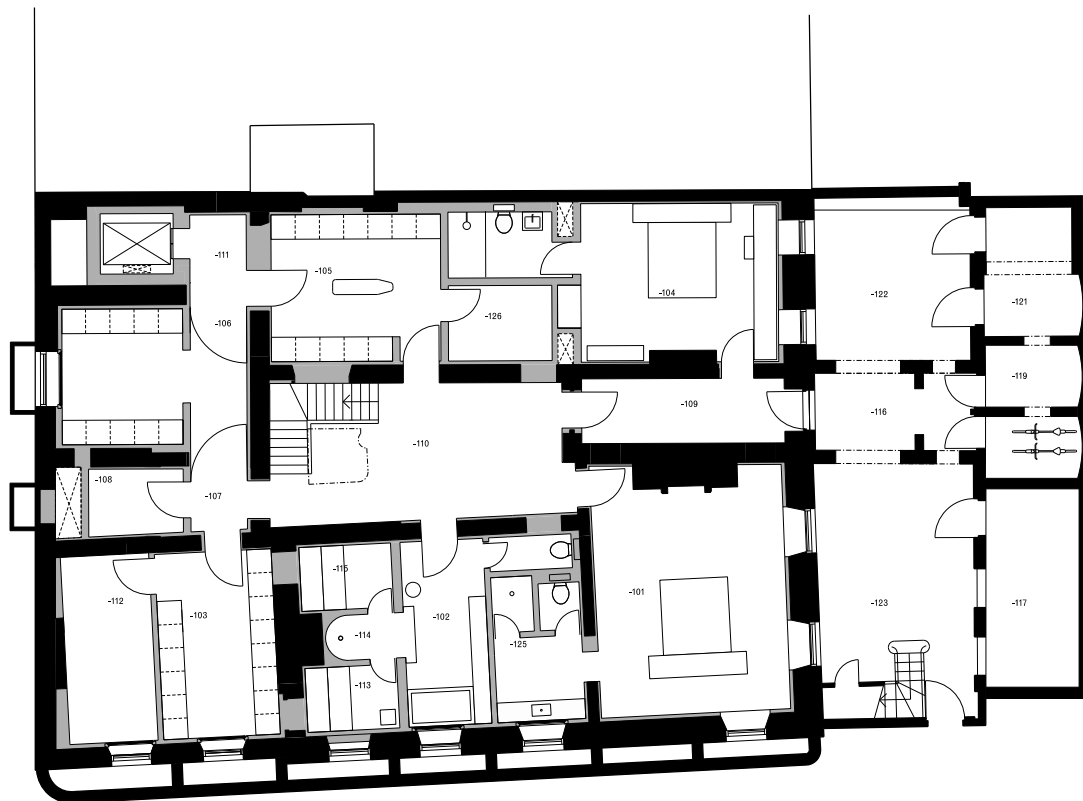


Figure 6: Basement Floor Plan (new work light grey) (©DCA).

2.3.1 BASEMENT FLOOR

The rooms in the basement floor of 1-2 Lincoln's Inn Fields survive as a series of rooms clearly fitted out as commercial offices and toilets. While the plan form clearly arises from the 1840's alterations, none of the original domestic fittings survive. Some of the windows retain interesting historic joinery dating from the 1840's and earlier. The basement staircase survives in its 1840's form and consists of material from that date and reused material from the 1730's.

The former lightwell to the north of the main staircase has been roofed over to create a link corridor and the base of the modern lift that was inserted in the 1960's. The plans of Humbert & Flint (Chartered Surveyors) dated 1962, record that before the new lift was inserted, the lightwell had already been internalized and utilised as toilets and link corridor.

The Front Areas of 1-2 Lincoln's Inn Fields, clearly must have been reworked when the houses were conjoined and the bridge to the front door must date to 1840. The Front Area steps in front of No. 1, may be original to 1730, although they have been heavily repaired in recent times with concrete. There is no conclusive evidence to prove the age of the vaults but they must date from 1840, if not earlier.

The proposal for the basement is to convert these rooms to service spaces which will service the principal rooms above. The proposed scheme includes a catering and preparation kitchen with associated stores, staff facilities, a guest bedroom and plant rooms to serve the whole house. DCA's proposed Basement Floor Plan shows that while the proposals make modifications to the existing fabric, the historic plan form is still intelligible.

The following sections analyse each room individually, describing the proposed alterations.



Figure 7: Room -101, West Wall Window.

Room -101

The main interventions are: -

1. North Wall: door to Room -102: this existing door is to be widened to form a wider opening between Rooms -101 and -102. The date of this doorway is unknown, it may date from the 1730's, however the door has been removed and the opening boarded over. The architrave has a modern mouse moulding section on the face to room -101.

2. North Wall: door to Staircase Hall: this opening probably dates to the 1840's, although the door appears earlier. This door will be retained and re-hung so that it opens into the room.

The main heritage gains are:-

1. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.



Figure 8: Room -102.

Room -102

The main interventions are:

1. North Wall: The existing wall separating rooms -102, -114 & -115 will be removed. This wall is probably the cranked partition shown to be constructed in the Humbert & Flint's 1962 proposal. The surviving wall makes the width of the room, 6' 9", as proposed on their plan, it is therefore assumed that this wall is modern and its alteration would not effect the original building's fabric.

2. Ditto note 1 of Room -101: opening between these rooms enlarged. The architrave on this face appears to be an older profile, possibly from the 1840's or earlier.

3. New partitions will be constructed within this space to create new a new guest bathroom, accessed off Room -101 and sauna, spa and WC accessed off a new corridor.

4. The existing opening into Room -102, will be blocked up and a new opening formed to the north. The existing doorway probably survives from the 1840's reworking of the house.

5. West Wall: north window (formerly lighting room -114): This window will be blocked up but externally the window will be retained and kept as a blind window.

6. North Wall: Sections of the chimney breast will be removed to enlarge the space within the basement. There is no historical justification for this proposal.

The main heritage gains are:-

1. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.



Figure 9: Room -103.

Room -103

The main interventions are:

1. North Wall: it is proposed that the recesses either side of the chimney breast on the North Wall are flushed out with modern material. This will be done in a way to cause minimal disruption to the historic fabric, which will remain intact behind the modern wall. This proposal is completely reversible and therefore could be viewed as having negligible effect on the historic fabric.
2. East Wall: door to Corridor, -107: this door will be removed and the doorway widened, but as the door is not of any great architectural / historical significance.
3. South Wall: doorways: these existing openings are to be bricked up to fully separate this room from Room -103. As these openings appear to have been formed in the 1960's, as recorded by the Humbert & Flint 1962 proposal, reinstatement of the solid wall could be seen as a positive step.
4. New partitions are being constructed to create a new store / plant room, off the main space which will be utilised as a laundry.

The main heritage gains are:-

1. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
2. The reuse of this room for domestic purposes, would be consistent with the usage of basement rooms in a house of the 1840's or the 1730's.

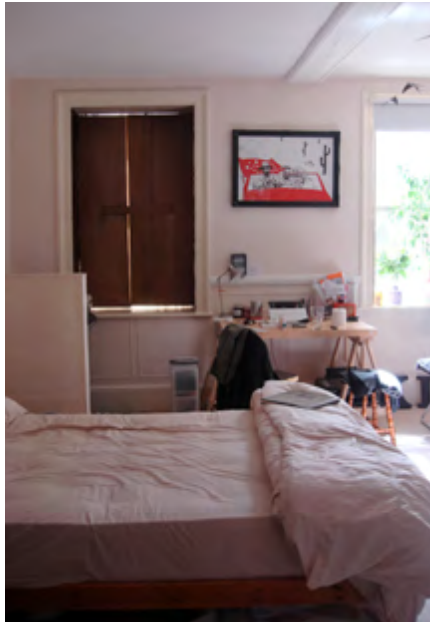


Figure 10: Room -104.

Room -104

The main interventions are:

1. North Wall: it is proposed that there will be a the vertical service riser through the front portion of the house, in line with the existing spine wall. This location has been carefully sited to consider the floors above, this position causes least disruption to the principal rooms and avoids rooms with panelling and features. In positioning it in this location, the wall currently separating Rooms -104 and -105 will have to be substantially removed, to create the void, a thinner wall re-built.
2. West Wall: Proposed door to Corridor -109: This doorway survives on the corridor side, although appears to have been blocked up on the room side. It's reinstatement to the room will cause minimal disruption to the historic fabric.
3. Floor: lowered to the level of No. 1: The decision to lower the floor in this room is purely architectural, rather than historical, it will make the basement floor all of one level and improve accessibility with the new lift. As the room has been attributed a significance of "Little Significance", we do not feel that this alteration effects this status.

The main heritage gains are:-

1. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
2. The reuse of this room for staff room would be consistent with the usage of basement rooms in a house of the 1840's or the 1730's.



Figure 11: Room -105, Staircase.

Room -105

The main interventions are:

1. North Wall: A new door is to be formed to link to the lift corridor.
2. North & West Wall Windows: taken out and openings bricked up. The windows date from the early 20th century and the openings probably date from the 1840's.
3. Staircase to the ground floor is to be dismantled and removed from site. It will be offered to an Architectural salvage company. While the staircase is not original, it dates from the early 20th century, it copies details from the main staircase salvaged from the original house at No. 1. Its primary function was to serve as an internal link between office floors and is redundant in the reinstatement of the building as a house.
4. South Wall: Ditto note 1 of Room -104.
5. West Wall: The fireplace and chimney breast will be completely removed. The surviving fireplace probably dates from the 1950's, the chimney breast from 1840's.
6. West Wall: The door to the Staircase Hall will be taken out and the opening bricked up. A new doorway will be formed in the location of the former chimney stack, the existing door taken out from the southern portion of the wall will be reused in this new position, if possible.

7. Floor: lowered, Ditto note 3 of Room -104.

8. New partitions will be constructed within former Room -105, to create a new plant room, laundry, and a shower room off the Staff Room.

The main heritage gains are:-

1. There are no tangible heritage gains to this particular room, but as the room has been attributed a significance of "Little Significance", we do not feel that these alterations effect its status.
2. The reuse of this room for services in connection with running the house is consistent with the traditional usage of basement rooms in a house of the 1840's or the 1730's.



Figure 12: Room -106.



Figure 13: Room -113.

Rooms -106 & -113

The main interventions are:

1. The partition between Rooms -106 and -113, is to be removed completely and the remaining space will form a room, which will become a catering kitchen, with a corridor to the south running east-west. The cranked partition to be removed probably dates from 1962, it is specified on Humbert and Flint's drawing of that date. Similarly, the modern sanitary ware and cubicle partitions will be stripped out, these are substantially later.
2. North Wall: Window to Area: This window will be retained and repaired.
3. South Wall: New door to be formed in this wall to link to the new corridor proposed in former Room -105. There is no historic justification for this intervention, but the fabric which will be removed is plain and could be reinstated at a later date.
4. West Wall: Existing opening to Room -108 to be bricked up, this opening was formed in the 1960's and is recorded in the Humbert & Flint 1962 proposal. Reinstating the masonry could be seen as a heritage gain, as it reinstates the proportions of the original room.
5. West Wall: door to Room -107, this door will be removed and the opening widened to assist the access to the lift. The existing door and cleaner's cupboard is modern.

The main heritage gains are:-

- 1. The reuse of this room for services in connection with running the house is consistent with the traditional usage of basement rooms in a house of the 1840's or the 1730's.



Figure 14: Room -107.

Rooms -107

The main interventions are:

- 1. North Wall, door and section of wall demolished and re-built further south: The existing door is modern, the age of the wall is unknown, but is of plain material and decoration.
- 2. East and West Walls: Doors removed and openings enlarged, as item 2 of Room -103 and item 5 of Room -106.

The main heritage gains are:-

There are no tangible heritage gains to this particular room, but as the room has been attributed a significance of "Little Significance", we do not feel that these alterations effect its status.

Rooms -108

The main interventions are:

1. North Wall: Window to Area: It is proposed that this window will be taken out and blocked up. The existing window is probably modern and while there is no historical precedent for this alteration, it will benefit the security of the house.
2. South Wall and door: ditto note 1 of room -107.

The main heritage gains are:-

1. There are no tangible heritage gains to this particular room. Although the reuse of this room for services in connection with running the house is consistent with the traditional usage of basement rooms in a house of the 1840's or the 1730's. The room has been attributed a significance of "Little Significance", we do not feel that this alteration effects its status.



Figure 16: Room -109.

Rooms -109

The main interventions are:

1. Floor: The existing floor in this corridor will be lowered to the finished floor level of No. 1. The existing flagstones will be lifted and reused within the building. The external basement door will retain a step down to the level of the Front Area. There is no historical justification for the lowering of the floor level in this room, but architecturally it will make the basement floor all on one level and improve its accessibility with the new lift, it will also allow the basement door to be modified to incorporate a fanlight, which will allow some nature light into this existing light-less corridor.
2. North Wall, new door to be installed in historic frame. The existing door is a modern fire door and it will be replaced with a timber panelled door, to match the other doors in the Basement Staircase Hall.
3. East Wall, door re-opened to Room -104, as item 2 of -104.
4. South Wall, the existing basement door will be modified to incorporate a fanlight at the head, to allow natural light into the basement corridor.

The main heritage gains are:-

1. The appearance of the basement entrance hall will be largely preserved and lit naturally by a new fanlight above the basement door. .



Figure 15: Room -110 Basement Stair.

Rooms -110

The main interventions are:

1. North Wall, dividing the main staircase from the lightwell will be removed. The age of this construction is unknown, if fragments of the wall are linked to the 1740's house at No. 2, it was certainly heavily altered in 1840 to create the joint staircase.
2. North Wall: lift will be completely removed. As illustrated in the Humbert & Flint drawing of 1962, the lift shaft replaced a stack of closet blocks off the main staircase. The construction which survives appears to date from the 1960's. Its removal could be seen as a heritage gain.
3. East Wall: Window and door to Room -105 to be removed and bricked up, as item 2 and 6 of Room -105, a new opening with reused door will be formed, as item 6 of Room -105, if possible.
4. South Wall: door to Corridor -109, to be replaced, as item 2 of -109.
5. South Wall: door to Room -101, ditto note 2 of Room -101.
6. West Wall: door to Room -103, ditto note 2 of Room -103.
7. West Wall: door to Room -115, new door to be inserted in this position.

8. Floor: The floor will be lowered to the finished floor level of No. 1. The existing higher floor is finished in linoleum tiles which will be removed. The decision to lower the floor in this room is purely architectural, rather than historical, it will make the basement floor all of one level and improve accessibility with the new lift. As the room has been attributed a significance of "Little Significance", we do not feel that these alterations effect this status.

The main heritage gains are:-

1. The Basement Staircase Hall will regain something of its appearance as a traditional basement staircase hall.



Figure 16: Room -111 Rear Yard.

Rooms -111

The main interventions are:

1. Staircase to Ground Floor level, to be removed. This staircase is a modern 1960's escape staircase and its removal has no effect of the historical significance of the building.
2. North Wall, repositioned to suit the alignment of the new lift. It is likely that while installing this lift the wall will have to be substantially rebuilt. The age of the wall is unknown, it may date back to the 1740's.
3. This space will now become an internal space and act as a lobby to the basement access to the new lift.

The main heritage gains are:-

1. There are no tangible heritage gains to this particular space.

Rooms -112

The main interventions are:

1. The cellar will incorporate the base of the new lift. The floor will have to be excavated to form a new lift pit to serve the lift. There is no historical justification for these modifications, but the lift has been carefully sited so that it can be utilised to access all floors and most rooms and provide a step free access from the pavement of Whetstone Park. The position is at the rear of the building and visually non-intrusive, it also avoids the need to make any major interventions into the principal interiors. In access terms, the positioning of the new lift is a dramatic improvement from the existing arrangement.
2. The cellar ceiling is fabricated from large York stone flags, which may date to the 1740's. These elements of construction could be re-used elsewhere in the basement.

The main heritage gains are:-

1. There are no tangible heritage gains to this particular space, but it could be argued that the rest of the property benefits from the repositioning of the lift in this location. .



Figure 17: Room -114, West Wall.



Figure 18: Room -114, North Wall, fireplace.

Rooms -114 & -115

The main interventions are:

1. The partition wall between these rooms and room -102 will be removed and they will become part of room -102. The Humbert & Flint proposal of 1962 show that it is highly likely to be of modern construction, therefore its removal would not be controversial.
2. North Wall: former openings to Room -103: both the existing openings will be bricked up. The Humbert & Flint proposal of 1962 shows that these opening were both modern interventions, so the reinstatement of the solid wall should be viewed as a heritage gain.
3. Fireplace (Formerly in Room -114): This space is to become a new shower room. The existing fireplace which probably dates from the 1840's will be removed and re-used elsewhere in the basement floor.

The main heritage gains are:-

1. The window and shutters will be overhauled and repaired, including installing draft strips to the window.
2. The North Wall will be reinstated to its original form.



Figure 19: Room -116 (Basement Door).

Rooms -116

The main interventions and heritage gains are:

1. East & West Walls: the modern brick in-fill to the arched openings on the east and west walls will be taken out and the original openings reinstated. This will have a marked visual improvement to the front elevation of the house, the entrance staircase up to the front door will regain its "bridge-like" appearance.

Rooms -117 Cellar

The main interventions are:

1. The floor within this cellar will be lowered to incorporate the new plant for the house. There is no historical argument for this alteration but it could be argued that the rest of the property benefits from the repositioning of the services in this location and it saves altering the main house to accommodate modern services.

2. The exterior door will be modified to incorporate louvres to ventilate the new plant. The existing door is 20th century.

The main heritage gains are:-

1. The rest of the property benefits from the repositioning of the plant in this location, it will mean that other more significant rooms are not effected by the installation of plant and servicing.

Rooms -118, -119, -120 & -121 Cellars

The main interventions are:

1. The wall between the Cellars -120 & -121 will be removed to provide a larger cellar to accommodate the modern plant to serve the house. The vaulted ceilings of each cellar will be retained in-site and a new steel beam inserted, to pick up the load. There is no historical argument for this alteration but it could be argued that the rest of the property benefits from the repositioning of the services in this location and it saves altering the main house to accommodate modern services.



Figure 20: Room -119.



Figure 21: Door to Room -118.

2. New doorway openings will be formed in the walls between Cellars -118, -119 & -120, for ease of access. While this is a new intervention, there are other historical examples of openings between vaults in buildings of this period.

3. The floor within these cellars will be lowered to incorporate the new plant for the house. The floor in Cellar -119 is York stone, this would be carefully numbered and lifted and reinstated in the lowered floor.

3. North Wall: Doors and existing ironmongery will be repaired, overhauled and redecorated. New louvres will be cut into these doors to provide ventilation for the new plant.

The main heritage gains are:-

1. The existing doors will be repaired and decorated.

2. The rest of the property benefits from the repositioning of the plant in this location, it will mean that other more significant rooms are not effected by the installation of plant and servicing.



Figure 22: Front Area (No. 1).



Figure 23: Front Area (No. 1).

Rooms -I22 & -I23 Front Areas (No. 1 & 2)

The main interventions are:

1. West Wall: the arches beneath the entrance "bridge" will be opened up to their 1840's arrangement.
2. Floor: The York stones will be carefully numbered and lifted, to allow the services engineers to install the service ducts between the new plant rooms in the cellars and the main house. The York stone flags will be reinstated upon installation of the service trenches.

The main heritage gains are:-

1. The re-opening of the arches beneath the entrance 'bridge' will be opened up to reinstate the 1840's appearance.
2. The Front Area will generally be improved by, repointing the brick walls and York stone flags.

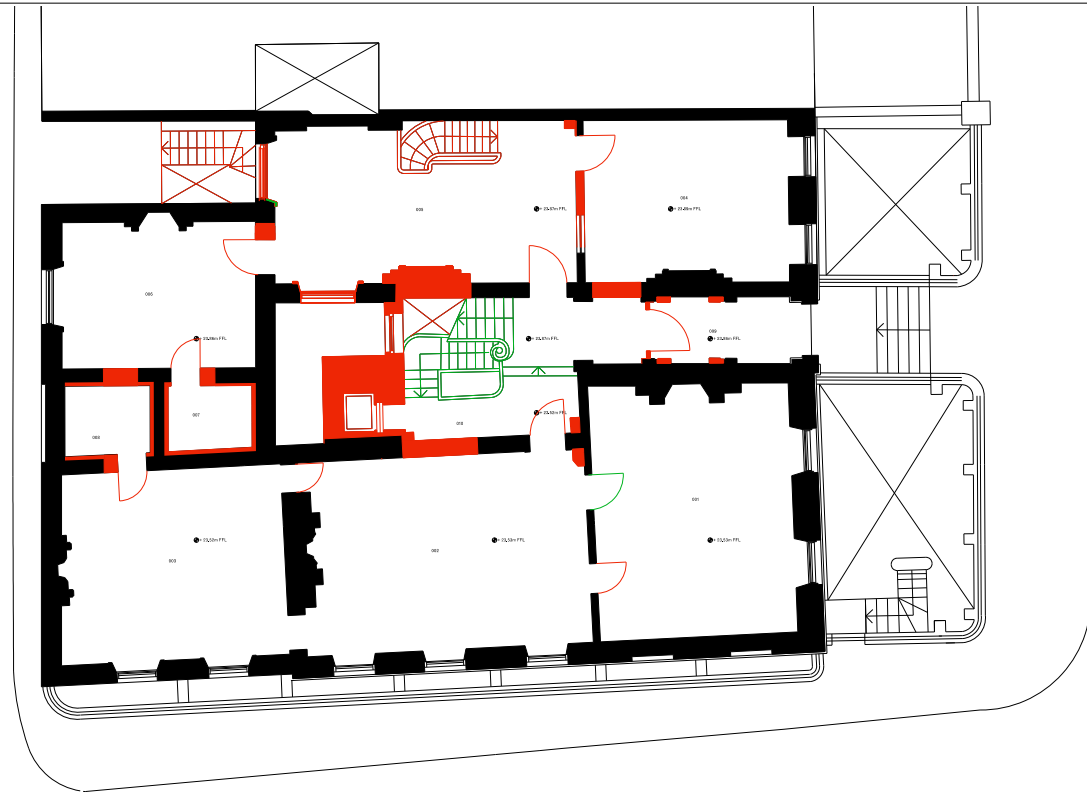


Figure 24: Existing Ground Floor Plan (with room numbers) (©DCA).

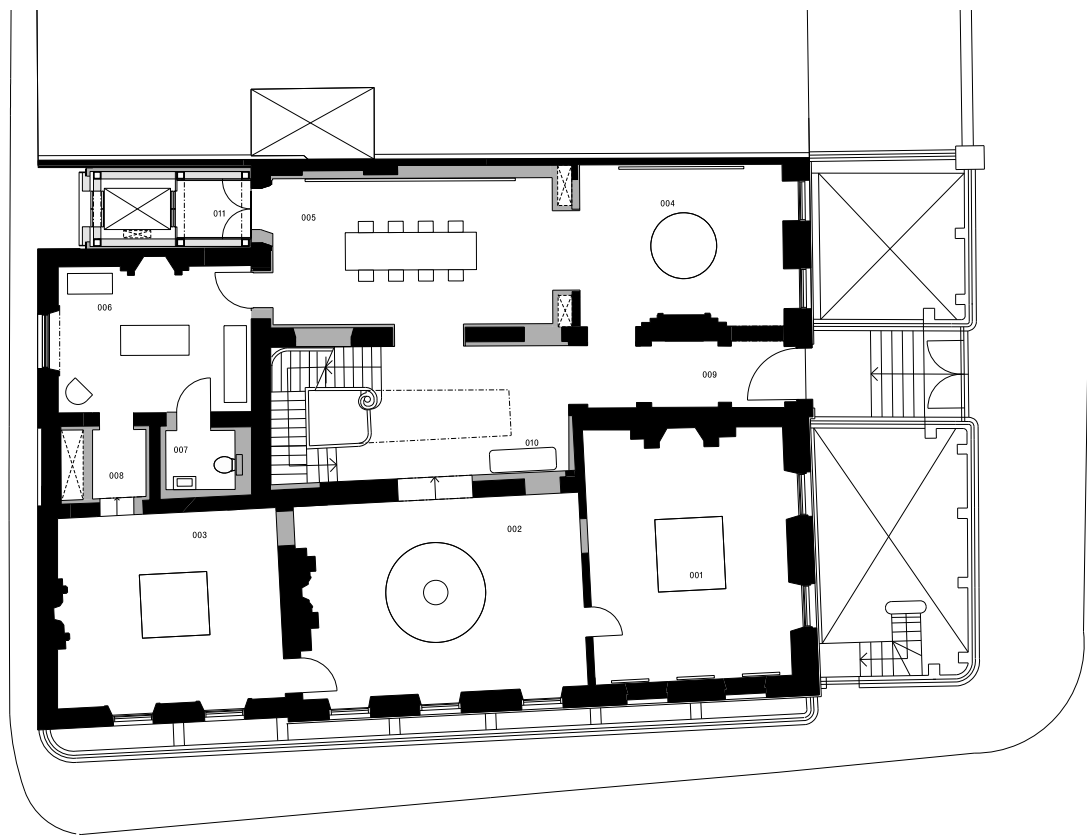


Figure 25: Ground Floor Plan (new work light grey) (©DCA).

2.3.2 GROUND FLOOR

The rooms on the ground floor of 1-2 Lincoln's Inn Fields survive as a series of historic rooms with minor interventions to fit them out as legal offices. While the plan form clearly arises from the 1840's alterations, many of the interiors retain elements of original 1730 and 1740 fabric. All of the windows retain interesting historic joinery dating from the 1840's and earlier, the doors are primarily six panelled, many of which are mahogany, and No. 1 retains elaborate doorcases with carved pediments. At this level there are two extremely impressive carved timber and marble fireplaces from the 1730's and four plainer marble fireplaces from the 1840's.

The lightwell to the north of the main staircase survives in its 1840 form, with the addition of the modern lift that was inserted in the 1960's. The plans of Humbert & Flint (Chartered Surveyors) dated 1962, record that before the new lift was inserted, there was a closet "tower" in the south west corner of the lightwell. The period of the construction is unknown, but it is likely to have been very late 19th century or early 20th century.

The proposal for the ground floor is to convert these rooms to a reception room, office, screening room and reading room. The principal rooms will be carefully repaired while the middle room of No. 2 will be altered to create a new library. The proposal includes the re-configuring of the main staircase. The wall between the staircase and lightwell will be removed and the existing staircase will be carefully dismantled and re-configured further to the north. DCA's proposed Ground Floor Plan shows that while the proposals make modifications to the existing fabric, the historic plan form is largely unaltered with the exception of the lightwell.

The following sections analyse each room individually, describing the proposed alterations.



Figure 26: Room 001, East Wall.



Figure 27: Room 001, North Wall.

Room 001

The main interventions are:

1. North Wall: the existing door and doorcase to the eastern doorway will be relocated to the position of the western doorway. The modern door and frame from the west will be removed. The eastern opening will be bricked up and the timber panelling will be reinstated over this surface, to match the profiles of the adjacent panelling. We believe that the western opening was the original entry into this room: all other doorways into this room on the floors above are in this position and the panelling arrangement around the eastern doorway looks odd in rooms 001 & 002. Paint analysis should be able to prove this theory.

2. Floor: The existing floorboards will be lifted, repaired and used elsewhere in the building. A new flooring material will be installed.

The main heritage gains are:-

1. Walls: the panelling will be fully repaired, particularly where modern partitions have been removed.
2. Walls: Cornice: trial paint stripping to be undertaken on cornice and if successful clogged up paint from the cornice details will be removed.
3. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
4. Fireplace: This will be repaired and cleaned by a specialist conservator.



Figure 28: Room 002, North Wall.



Figures 29 & 30: Room 002, East & South Walls.

Room 002

The main interventions are:

1. North Wall: The existing secondary opening to Room 003 will be bricked up and timber panelling reinstated, to match the existing. We can not be absolute certain about the date of this opening, but it seems architecturally at odds with the layout of the room. It is very likely to have been a secondary opening to provide circulation between offices, therefore reinstating the wall and panelling could be seen as a heritage gain to this room.

2. East Wall: The proposed scheme involves taking out the existing door and architrave and installing an enlarged doorway with steps in the centre of the wall. There is no historical justification for this modification, but the existing east wall of this room has presumably been re-modelled by 1840's work when the southern portion of this room was probably the staircase. The panelling that survives, therefore may incorporate 18th century material, but it has been heavily altered in the 1840's. The enlarged opening architecturally addresses the scale of the new Staircase Hall, which is in proportion to the rest of the house.

3. South Wall: The existing services boxing will be removed from the eastern end of this wall, and the timber panelling repaired as necessary.

4. South Wall: secondary door, ditto note 1 of Room 001.

5. Floor: The existing floorboards will be lifted, repaired and used elsewhere in the building. A new flooring material will be installed.

The main heritage gains are:-

1. Walls: the panelling will be fully repaired, particularly where modern partitions have been removed.
2. Walls: Cornice: trial paint stripping to be undertaken on cornice and if successful clogged up paint from the cornice details will be removed.
3. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
4. Fireplaces: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 31: Room 003, Fireplace.

Room 003

The main interventions are:

1. East Wall: The door to the Closet 008, will be taken out and the opening enlarged. The age of this existing opening is not certain, but the safe door which survives is 20th century, it's removal is not viewed as detrimental to either room.
2. South Wall: secondary door, ditto note 1 of Room 002.
3. Floor: The existing floorboards will be lifted, repaired and used elsewhere in the building. A new flooring material will be installed.

The main heritage gains are:-

1. Walls: the plastered surfaces will be fully repaired, particularly where modern partitions have been removed.
2. Walls: Cornice: trial paint stripping to be undertaken on cornice and if successful clogged up paint from the cornice details will be removed.
3. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
4. Fireplaces: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 32: Room 004.

Room 004

The main interventions are:

1. North Wall: the existing door, internal window and architraves will be removed from this wall and a larger opening formed in this wall to provide a greater connection to Room 005. The existing window is probably early 20th century, but the age of the door is uncertain. The door, which is mahogany, has been extended on both stiles and pieced in where an earlier door knob has been fitted. The existing knob is ebonized timber and probably dates from the 19th century. The architrave probably dates to the 1840's, if not later. There is no historical justification for removing these elements and opening up the space, but as they do not date from the 1740's, we feel that it has a minimal impact on the existing building.
2. West Wall: The proposal includes forming a new opening to the Entrance Hall, The existing wall on both sides of this new opening is plain plaster on masonry. The skirting board is 19th century, if not later. Forming this new opening, if detailed well will not significantly effect the significance of either room.
3. Floor: The existing floorboards will be lifted, repaired and used elsewhere in the building. A new flooring material will be installed.

The main heritage gains are:-

1. Walls: the plastered surfaces will be fully repaired, particularly where modern partitions have been removed.



Figure 33: Room 004, North Wall, door.

2. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
3. Fireplaces: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 34: Room 005, North Wall.



Figure 35: Room 005.

Room 005

The room survives as a long, thin space which acts more as a circulation space rather than a room. It is a consequence of the 1840's reconstruction of the house and bears little resemblance to the rear room of the 1740's house, as recorded by Soane in 1792 (Figure 36). The proposal acknowledges its use as circulation space and aims to improve connectivity to the adjacent rooms while also converting this space to a library so that it has a function.

The main interventions are:

1 North Wall: the existing window, shutters and lining will be taken out and the opening converted to a doorway to the new lift lobby to the north. The linings and shutters will be reused on the opening reveals. There is no historical justification for this modification, however, the material being removed / repositioned dates from the 1840's, the siting of the lift in the north-east corner of the plan, where level access from street, and then access to most of the rooms of the house, could be argued to out-weight the loss of historic fabric in this instance.

2. North Wall: Door to room 006, this opening will be repositioned westwards to suit the new layout of the room, there is no historical justification for this intervention.

3. East Wall: the existing secondary staircase from this floor to the basement floor will be carefully dismantled and removed from site. It is planned that it will be offered to an architectural salvage company as a whole piece. The staircase was constructed sometime in the Edwardian period to aid circulation between



Figure 36: Soane Plan of 1792, overlaid with modern plan.



Figure 37: Room 005, door to 010.

offices, the earliest record we have of it is 1945, in an historic photograph. It is fabricated from fine mahogany and copies the detailing of the main staircase, it is a very good-quality piece of joinery. The additional staircase in this portion of the house dramatically effects the use of the two rooms it connects and forces them to function as corridors. As the staircase is not original to the 1840's or the earlier period of the house, we feel it's removal is justifiable.

4. South Wall: Alterations to the door, internal window and wall, as item 1 of room 004.

5. West Wall: It is proposed that the openings, fireplace and chimney breast of the west wall are radically altered. The existing door and architrave will be taken off and removed, this opening will then be bricked up and the wall finished on either side reinstated to match the adjoining. It is also proposed that the existing chimney breast and fireplace are also removed. The existing marble fireplace will be relocated to Room 106. In the place of the chimney breast it is proposed that there will be a new set of double doors from this room to the Staircase Hall. The existing window, shutters and lining will be removed and the window bricked up. There is no historic justification to these works, the argument is to how it will improve the architectural arrangement of the house. The material which is being effected by these alterations is almost exclusively 1840's, this can be justified by overlaying the current floor plan with the Soane survey of the house in 1792.

6. Floor: The existing floorboards will be lifted, repaired and used elsewhere in the building. A new flooring material will be installed.

The main heritage gains are:-

- 1. Walls: the plastered surfaces will be fully repaired, particularly where modern partitions have been removed.
- 2. Skirting boards: where missing or altered as a consequence of the modern partitions, skirting boards will be reinstated or repaired.
- 3. Cornice: where missing or altered as a consequence of the modern partitions, cornice will be reinstated or repaired.

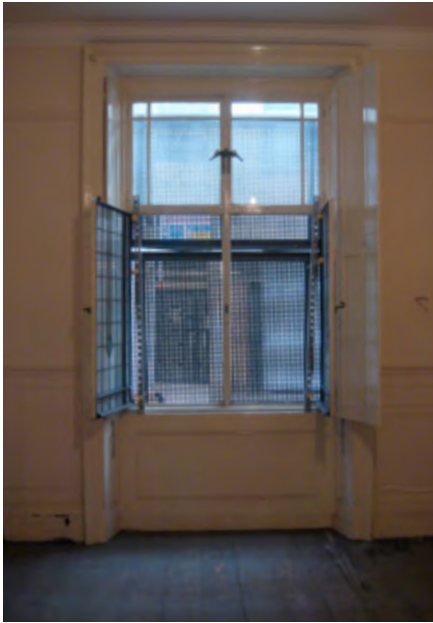


Figure 38: Room 006.



Figure 39: Room 006, fireplace.

Room 006

The main interventions are:

- 1. All Walls: The dado rail and textured wallpaper, forming faux dado-height panelling, which is early 20th century, will be carefully removed.
- 2. South Wall: Doorway to room 005 will be repositioned as item 2 of room 005.
- 3. West Wall: Door and opening to room 007 will be repositioned and door replaced.
- 3. Floor: The existing floorboards will be lifted, repaired and used elsewhere in the building. A new flooring material will be installed.

The main heritage gains are:-

- 1. Walls: the plastered surfaces will be fully repaired, particularly where modern fittings have been removed.
- 2. The window and shutters will be overhauled and repaired, including installing draft strips to the window.
- 3. Fireplaces: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 40: Room 007, door from Room 006.

Room 007

The main interventions are:

1. This room, formerly a legal safe, will be fitted out as a small toilet to ensure that the space acts as an accessible WC, the opening is to be repositioned and the door replaced.

The main heritage gains are:-

1. There are no tangible heritage gains to this particular space.

Room 008

The main interventions are:

1. North Wall: A new partition will be installed in front of the north wall to form a new vertical service riser through the building.
2. East Wall: A new opening will be formed to Room 006. There is no historical justification for this alteration, but it will allow better circulation around the reception rooms proposed at ground floor level.
3. West Wall: The existing opening to Room 003 will be enlarged. This existing door and frame into this closet is modern and of no significance.

The main heritage gains are:-

1. Installing a vertical service riser in this space is preferable than installing it in one of the other architecturally / historically more significant spaces, where the impact to the historic fabric would be unavoidable and undesirable.



Figure 41: Room 009.



Figure 42: Room 009, as Proposed ©DCA.

Room 009

The main interventions are:

1. East Wall: It is proposed that a new opening is formed into Room 004, see note 2 of Room 004.
2. East Wall: It is proposed that the inner pilasters which support the inner arches and walls forming the middle ceiling pan to the Entrance Hall arrangement will be taken out and made good in plaster. The arches springing from all pilasters will be enlarged so that they are semi-circular in elevation, rather than flat arches, as existing, this is in combination with the proposed works to the ceiling, see Figure 42.
3. West Wall: Ditto note 2 above.
4. Inner Door: The secondary door and partition will be removed and surfaces made good.
5. Ceiling: The middle ceiling pan will be altered to form a groin vault, much in the manner of Soane at No. 14 Lincoln's Inn Fields. The alterations to the vaulted ceiling makes reference to historic architecture at Lincoln's Inn Fields and are purely driven by a pressing need to allow more light into the space.

The main heritage gains are:

1. The existing stone floor to the entrance hall will be revealed and re-pointed.



Figure 43: Room 010.



Figure 44: Room 010.

Room 010

The main interventions are:

1. North Wall, dividing the main staircase from the lightwell will be removed. The age of this construction is unknown, if fragments of the wall are linked to the 1740's house at No. 2, it was certainly heavily altered in 1840 to create the joint staircase.
2. North Wall: lift will be completely removed. As illustrated in the Humbert & Flint drawing of 1962, the lift shaft replaced a stack of closet blocks off the main staircase. The construction which survives appears to date from the 1960's. Its removal could be seen as a heritage gain.
3. East Wall: Window and door to Room 005 to be removed and bricked up, as item 5 of Room 005, a new opening with double doors will be formed into Room 005. There is no historical justification for the modification to this space, but architecturally it creates a larger staircase hall which is in proportions with the size and number of the rooms which it serves.
4. West Wall: door: ditto note 3.

5. Stairs: The existing staircase construction will be carefully dismantled and labelled. The staircase will be reconstructed in the enlarge staircase hall and the east and west landings will be elongated. New sections of handrail and balustrade will be fabricated, to match the adjoining material.

6. Floor: The floor will be raised to the No. 1 side, so that it is level with the Entrance Hall floor level. Additional steps on the ground to basement stairs will be added and steps within the new opening to Room 002 will be introduced.

The main heritage gains are:

1. While the staircase will be altered in layout, it will be fully repaired and restored. It exists in a poor state and requires much attention.

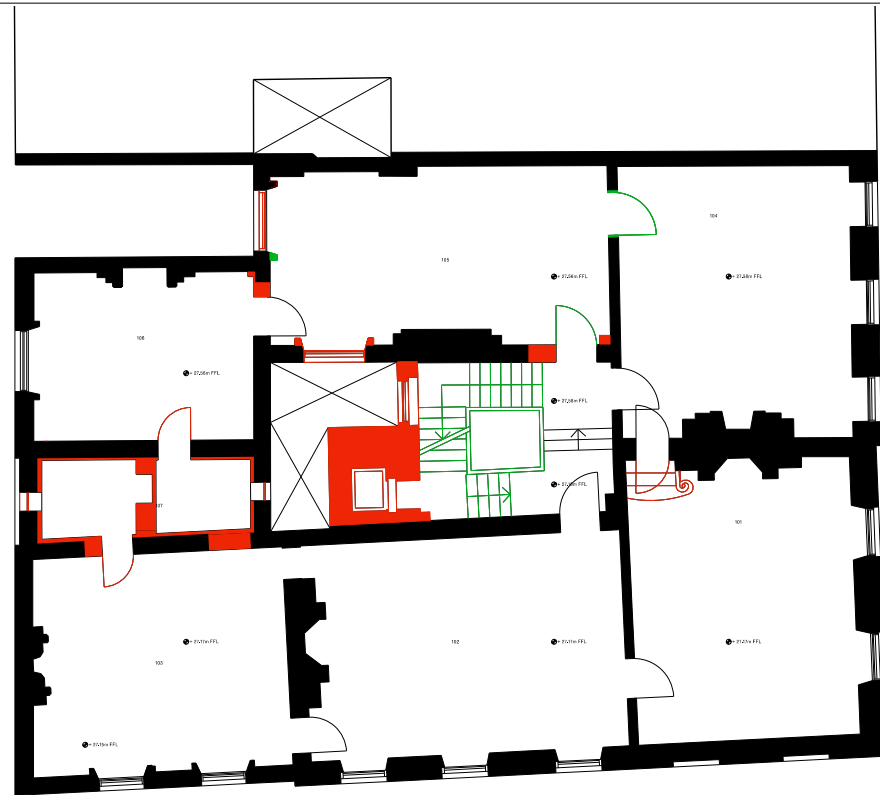


Figure 45: Existing First Floor Plan (with room numbers) (©DCA).



Figure 46: First Floor Plan (new work light grey) (©DCA).

2.3.3 FIRST FLOOR

The rooms on the first floor of 1-2 Lincoln's Inn Fields survive as a series of historic rooms with minor interventions to fit them out as legal offices. While the plan form clearly arises from the 1840's alterations, many of the interiors retain elements of original 1730 and 1740 fabric. Room 104 survives as a near complete interior of the 1740's. All of the windows retain interesting historic joinery dating from the 1840's and earlier, the doors are primarily six panelled, many are enriched with decorative carving. The doors at this level are primarily softwood timber, and Nos. 1 and 2 retain elaborate doorcases with carved pediments. At this level there are three extremely impressive carved timber and marble fireplaces from 1730 and 1740, one simply decorated white marble fireplace of 1840 and another plainer of similar date. The lightwell to the north of the main staircase survives at this level, as previously described in section 2.3.2.

The proposal for the first floor is to convert these rooms to the main living room, drawing room, dining room, kitchen and office. The principal rooms will be carefully repaired while the middle room of No. 2 will be altered and fitted out to create a new library. The proposal includes the re-configuring of the main staircase. The wall between the staircase and lightwell will be removed and the existing staircase will be carefully dismantled and re-configured further to the north. DCA's proposed First Floor Plan shows that while the proposals make modifications to the existing fabric, the historic plan form is largely unaltered with the exception of the lightwell.

The following sections analyse each room individually, describing the proposed alterations.



Figure 47: Room 101.



Figure 48: Room 101.

Room 101

The main interventions are:

1. East Wall: The outer door, frame, architrave and staircase to Room 104 will be removed and all finishes, skirting and dado rails made good. This door is clearly a later modification, it is not of the superior quality of the other doors in Rooms 101 & 104. The modification may well be as late as the early 20th century.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the dado-height flush panelling will be fully repaired.
3. Walls: Cornice: trial paint stripping to be undertaken on cornice and if successful clogged up paint from the cornice details will be removed.
4. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
5. Fireplaces: The existing fireplace will be repaired and cleaned by a specialist conservator.
6. Ceiling: The existing ceiling will be carefully repaired and restored by a specialist. Areas where the mouldings have been lost due to the insertion of modern partitions will be reinstated. Trials of gentle paint stripping will be undertaken, to investigate if areas with excessive paint build up can be removed without damage.



Figure 49: Room 102.

Room 102

The main interventions are:

1. North Wall: The existing secondary opening to Room 103 will be fitted with a new panelled door.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the panelling will be fully repaired, particularly where modern partitions have been removed. The panelling will be decorated in appropriate historic colours.
3. Walls: Cornice: trial paint stripping to be undertaken on cornice and if successful clogged up paint from the cornice details will be removed.
4. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
5. Fireplaces: The existing fireplace will be repaired and cleaned by a specialist conservator. A new hearth stone will be installed.



Figure 50: Room 103.



Figure 51: Room 103.

Room 103

The main interventions are:

1. North Wall: The fireplace will be retained in-situ and protected and the whole of the north wall will be lined out with modern stud partition to square off the room and provide surface area for the new kitchen fittings. There is no historical justification for this work, but they will be carried out so they are fully reversible.
2. East Wall: Door to Room 108 is to be removed and the opening enlarged and centralized on the room. The existing door, architrave and frame are probably later 19th or early 20th century and their removal should not be viewed as detrimental to the historic significance of this space.
3. South Wall: The existing opening to Room 102 will be bricked up as note 1 of Room 102. The skirting board will be reinstated where missing and plaster made good.
4. This room is to be fitted out with modern kitchen fittings.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the plastered surfaces will be fully repaired, particularly where modern partitions have been removed.
3. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.



Figure 52: Room 104.

4. Fireplace: The existing fireplace will be repaired and be cleaned by a specialist conservator.

Room 104

The main interventions are:

1. North Wall: the west door will be repaired and will be re-opened up on the staircase landing to function as the main door to this room. This was undoubtedly the 1840's arrangement and this intervention should be viewed as a heritage gain.
2. North Wall: the east door will be reinstated. It has temporarily been removed from its original position, but will be re-fitted.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the dado-height flush panelling will be fully repaired.
3. Walls: Cornice: trial paint stripping to be undertaken on cornice and if successful clogged up paint from the cornice details will be removed.
4. The windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
5. Fireplaces: The existing fireplace will be repaired and cleaned by a specialist conservator.



Figure 53: Room 104, Detail of ceiling decoration.

6. Ceiling: The existing ceiling will be carefully repaired and restored by a specialist. Areas where the mouldings have been lost due to the insertion of modern partitions will be reinstated. Trials of gentle paint stripping will be undertaken, to investigate if areas with excessive paint build up can be removed without damage.



Figure 54: Room 105.

Room 105

The main interventions are:

1. North Wall: the existing window, shutters and lining will be taken out and the opening converted to a doorway to the new lift lobby to the north. The linings and shutters will be reused on the opening reveals. There is no historical justification for this modification, however, the material being removed / repositioned dates from the 1840's, the siting of the lift in the north-east corner of the plan, where level access from street, and then access to most of the rooms of the house, could be argued to out-weight the loss of historic fabric in this instance

2. North Wall: Door to room 006, this opening will be repositioned westwards to suit the new layout of the room, there is no historical justification for this intervention.

3. East Wall: The proposal includes works to regularize this wall on plan, by flushing it out with modern material. As this intervention is reversible, it has no negative impact on the historic fabric.

4. South Wall: It is proposed to line out the entire South Wall with a modern partition to create a vertical service riser through the house. The wall surfaces are quite plain in this room and the skirting board will be reused on the new lining, similarly a section of cornice, to match the adjacent wall will be applied to the modern lining. The position of the vertical riser has been carefully sited so that it caused

minimal disruption to the historic interiors and has been located in one of the lower graded spaces highlighted in the Statement of Significance as being of "Some Significance".

5. All Walls: will be re-lined as part of the proposals.

6. West Wall: Door: The existing door to the staircase will be repositioned. This door probably dates from the 1840's alterations of the house.

7. West Wall: Window, the existing window, shutters, linings and architraves will be removed and this window will be blocked up. This window dates to the 1840's and while there is no historical justification for this work, it is necessary to enlarge the staircase hall.

8. A new lift and lift lobby will be installed to the north of this space. The position of the lift means that three of the six principal spaces are accessible. The lift position is greatly improved from the original, it proves better access. The extension which is to be built to accommodate the lift will be brick and stepped back from the line of the existing building.

The main heritage gains are:-

1. Floors: the original floorboards be will carefully repaired and restored.

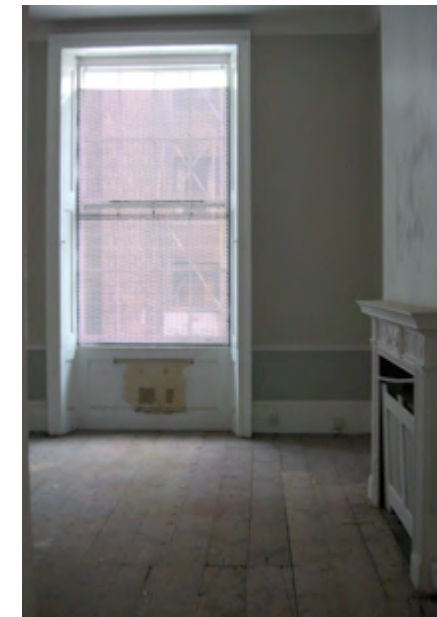


Figure 55: Room 106.



Figures 56 (above): Room 106, Existing fireplace.

Room 106

The main interventions are:

1. South Wall: door to Room 105: Ditto note 1 of Room 105.

2. West Wall: door to Room 107: This door will be take off and bricked up. While there is no historical justification for the alteration, the existing door to the closet dates from the 1840's at the earliest.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.

2. Walls: the plastered surfaces will be fully repaired, particularly where modern fittings have been removed.

3. The window and shutters will be overhauled and repaired, including installing draft strips to the window.

4. Fireplaces: The existing modern fireplace will be removed and the fireplace relocated from room 005 will be installed in its place.

Rooms 107 & 108

The main interventions are:

1. North / South walls: The existing wall between these closets will be removed and the space will become a scullery accessed off room 103.
2. East Wall: the door to Room 106 will be bricked up.
3. South Wall: window: the existing window will be removed and bricked up. The existing window is modern.
4. West Wall: the opening to Room 103 will be partially bricked up and enlarged to the south.
5. North wall: window: the existing glass block window will be taken out and bricked up, to form a blind window.
6. North Wall: A new partition will be installed to create a vertical service riser.
7. New full-height partitions with doors will be added to create a WC and shower.

The main heritage gains are:

1. There are no tangible heritage gains to this particular room. Although the reuse of this room for services benefits other more significant rooms. The room has been attributed a significance of "Little Significance", we do not feel that these alterations effect its status.

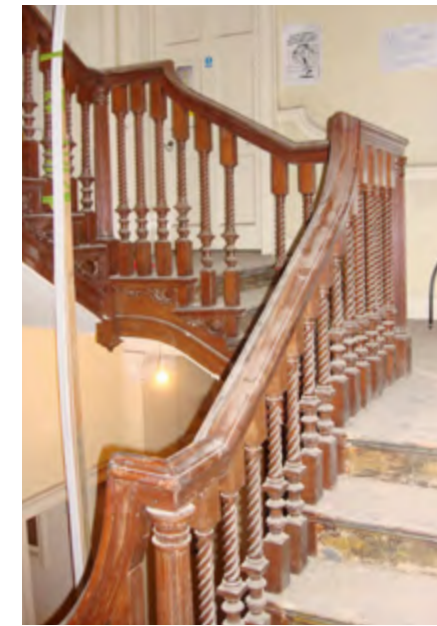


Figure 57: Room 010.

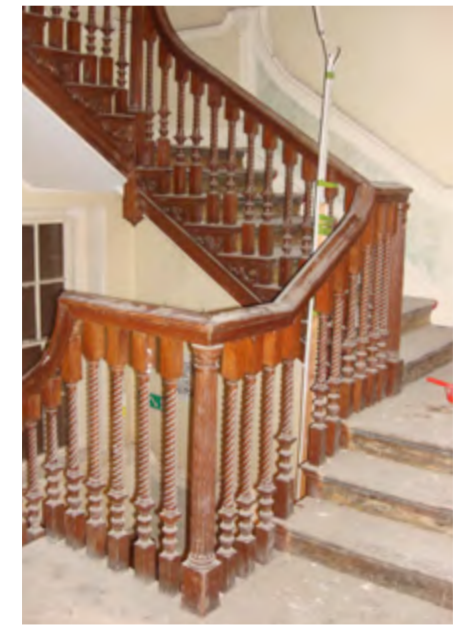


Figure 58: Room 010.

Room 110

The main interventions are:

1. North Wall, dividing the main staircase from the lightwell will be removed. The age of this construction is unknown, if fragments of the wall are linked to the 1740's house at No. 2, it was certainly heavily altered in 1840 to create the joint staircase.
2. North Wall: lift will be completely removed. As illustrated in the Humbert & Flint drawing of 1962, the lift shaft replaced a stack of closet blocks off the main staircase. The construction which survives appears to date from the 1960's.
3. East Wall: Window to be removed and bricked up, as item 5 of Room 105. There is no historical justification for the modifications to this space, but architecturally it creates a larger staircase hall which is in proportions with the size and number of the rooms which it serves.
4. East Wall: Door to Room 105: This door will be bricked up and a new opening formed, as note 6 of Room 105.
5. Stairs: The existing staircase construction will be carefully dismantled and labelled. The staircase will be reconstructed in the enlarge staircase hall and the east and west landings will be elongated. New sections of handrail and balustrade will be fabricated, to match the adjoining material.

The main heritage gains are:
1. While the staircase will be altered in layout, it will be fully repaired and restored.
It exists in a poor state of repairs and requires much attention

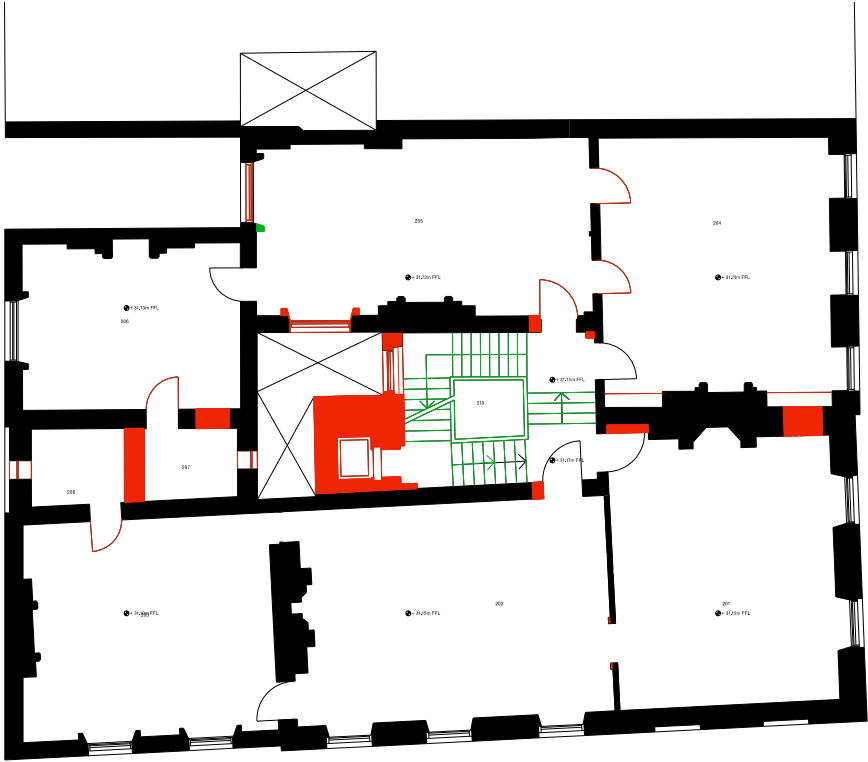


Figure 59: Existing Second Floor Plan (with room numbers) (©DCA).

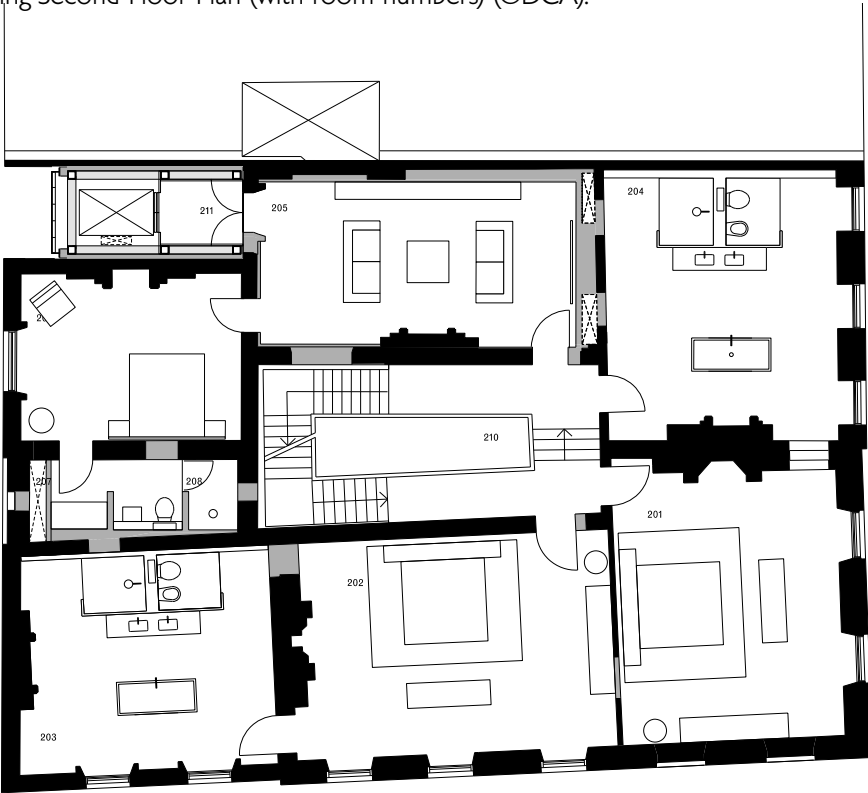


Figure 60: Second Floor Plan (new work light grey) (©DCA).

2.3.4 SECOND FLOOR

The rooms on the second floor of 1-2 Lincoln's Inn Fields survive as a series of historic rooms with minor interventions to fit them out as legal offices. While the plan form clearly arises from the 1840's alterations, many of the interiors retain elements of original 1730 and 1740 fabric. All of the windows retain interesting historic joinery dating from the 1840's and earlier, the doors are a mixed collection of six panelled and four panelled doors with some modern flush doors. Rooms 201 and 202 retain extremely impressive carved timber and marble fireplaces from the 1730's, the other rooms have simpler fireplaces from the 1840's. The lightwell to the north of the main staircase survives at this level, as previously described in section 2.3.2.

The proposal for the second floor is to convert these rooms to bedrooms with en-suite bathrooms and a television room. The principal rooms will be carefully repaired while the middle room of No. 2 will be altered and fitted out to create a new television room. The proposal includes the re-configuring of the main staircase. The wall between the staircase and lightwell will be removed and the existing staircase will be carefully dismantled and re-configured further to the north. DCA's proposed Second Floor Plan shows that while the proposals make modifications to the existing fabric, the historic plan form is largely unaltered with the exception of the lightwell.

The following sections analyse each room individually, describing the proposed alterations.



Figure 61: Room 201.



Figure 62: Room 201, West Wall.

Room 201

The main interventions are:

1. North Wall: Doorway to Room 202: The existing door is missing from this opening. New acoustic panelling / insulation will be installed over the door on this side to seal it from Room 202. The door frame will be removed. There is no historical justification for this intervention.
2. East Wall: Existing modern boxing out for services in north recess by chimney breast, will be completely removed and the original plastered surfaces behind repaired / reinstated.
3. East Wall: New door to Room 204: The existing boarding over the former opening will be opened up and a new opening excavated through the wall to Room 204. There was an existing door frame in this room, which probably framed the opening to a cupboard, the excavation of the brickwork to form a new opening is removing material which is fairly non-contentious. Four new steps will have to be formed in the threshold of this breakthrough to overcome the level difference. There is a historical precedent in this building of connecting doors between rooms.

The main heritage gains are:

1. If old or the original floorboards survive under the modern over-boarding, this will be carefully repaired and restored. If floorboards do not survive, we will consider sourcing second hand floorboards / or use new to suit the 1730's interior.
2. Walls: the dado-height flush panelling will be fully repaired and a new moulded timber dado moulding will be installed where removed.



Figure 63: Room 201, window shutters.

3. Walls: the existing high-level faux panelling will be removed and the plastered surface beyond carefully repaired.
4. South Wall: Windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
5. South Wall: Windows new moulded timber architraves, based on a historic pattern elsewhere in the building will be reinstated at these two windows.
6. Cornice: The plastered cornice will be reinstated / repaired where it has been damaged by the modern insertion of partitions.
7. Ceiling: The plastered ceiling will be carefully consolidated and repaired, where modern partitions have been removed.
8. Fireplaces: The existing fireplace will be repaired and be cleaned by a specialist conservator..



Figure 64: Room 202.



Figure 65: Room 202.

Room 202

The main interventions are:

1. North Wall: west door: The existing modern flush door is to be removed from site and a new six panelled timber door will be reinstated in its position, to match the pattern of the other historic doors in this room.
2. North Wall: east opening to Room 203: The modern timber frame forming this opening will be removed and this former opening will be bricked up and the plastered surfaces, timber skirting boards / dados extended across the former opening. The date of this opening is not known, but the plan of the cellular office arrangement recorded by Humbert & Flint in 1962, would seem to suggest that it was a later opening, to link rooms to the access corridor running north-south at the east side of this room. Its reinstatement is a heritage gain.
3. East Wall: door to Staircase: The position of this door is to be relocated so that it is moved northwards from its current position. The existing door probably dates from the 1840's. The existing door and architraves would be reused in the relocated position.
4. South Wall: doorway to Room 201: ditto note 1 for Room 201.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the plastered surfaces, skirting boards and dados will be reinstated / repaired where they have been removed or damaged during the installation of modern partitions.

3. West Wall: Windows and shutters will be overhauled and repaired, including installing draft strips to the windows.

4. Cornice: The plastered cornice will be reinstated / repaired where it has been damaged by the modern insertion of partitions.

5. Ceiling: The plastered ceiling will be carefully consolidated and repaired, where modern partitions have been removed. Where the plaster is completely missing at the southern end of the room, it will be reinstated with traditional lath & plaster.

6. Fireplace: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 66: Room 203, North Wall.



Figure 67: Room 203, South Wall.

Room 203

The main interventions are:

1. East Wall: The existing door to the Closet 208 will be removed and the opening bricked up. The existing door and frame are modern.
2. South Wall: doorway to Room 202: ditto note 2 for Room 202.
3. This room is to be fitted out with modern bathroom fittings. These fittings will be freestanding from the existing walls.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the plastered surfaces, skirting boards and dados will be reinstated / repaired where they have been removed or damaged during the installation of modern partitions. The South Wall dado moulding will be reinstated.
3. West Wall: Windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
4. Cornice: The plastered cornice will be reinstated / repaired where it has been damaged by the modern insertion of partitions.
5. Ceiling: The existing plaster ceiling has been lost due to water ingress. A traditional lath & plaster ceiling will be reinstated in this room.
6. Fireplace: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 68: Room 204.



Figure 69: Room 204, North Wall.

Room 204

The main interventions are:

1. North Wall: middle door: The existing door, frame and architrave, which are modern, are to be removed and the opening blocked up with timber stud work.
2. North Wall: west door to Staircase 210: The existing 1840's architrave survives on the room side. The opening has a flush beaded six panelled door on the Staircase side, dating from the early 20th century. The opening has been blocked up on the room side, this doorway will be reinstated with the existing door.
3. North Wall: east door: It is also proposed that the architrave, frame and door are removed, they appear to date from the 1840's, although the opening may be older.
4. West Wall: The built-in cupboards to the south of the chimney breast will be carefully dismantled and cleared away from site and a new doorway formed through to Room 201, as item 3 for Room 201. If found to be missing, the skirting board, dado and cornice details will be run, to match the existing, around this reinstated recess. The opening will be fitted with a timber architrave and lining. The existing cupboards are later than the 1840's reworking of this room and they collide uncomfortably with the existing window architrave, their removal could be viewed as a heritage gain.

The main heritage gains are:

1. If old or the original floorboards survive under the modern over-boarding, this will be carefully repaired and restored. If floorboards do not survive, we will consider sourcing second hand floorboards / or use new to suit the 1740's interior.

2. Walls: the plastered surfaces, skirting boards and dados will be reinstated / repaired where they have been removed or damaged during the installation of modern partitions.
3. South Wall: Windows and shutters will be overhauled and repaired, including installing draft strips to the windows.
4. Cornice: The plastered cornice will be reinstated / repaired where it has been damaged by the modern insertion of partitions.
5. Ceiling: The plastered ceiling will be carefully consolidated and repaired, where modern partitions have been removed.
6. Fireplace: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 70: Room 205.



Figure 71: Room 204, Fireplace.

Room 205

The main interventions are:

- 1 North Wall: the existing window, shutters and lining will be taken out and the opening converted to a doorway to the new lift lobby to the north. The linings and shutters will be reused on the opening reveals. There is no historical justification for this modification, however, the material being removed / repositioned dates from the 1840's, the siting of the lift in the north-east corner of the plan, where level access from street, and then access to most of the rooms of the house, could be argued to out-weight the loss of historic fabric in this instance.
2. East Wall: The proposal includes works to regularize this wall on plan, by flushing it out with modern material. As this intervention is reversible, it has no negative impact on the historic fabric.
3. South Wall: It is proposed to line out the entire South Wall with a modern partition to create a vertical service riser through the house. The wall surfaces are quite plain in this room and the skirting board will be reused on the new lining, similarly a section of cornice, to match the adjacent will be applied to the modern lining. The position of the vertical riser has been carefully sited so that it caused minimal disruption to the historic interiors and has been located in one of the lower graded spaces highlighted in the Statement of Significance as being of "Some Significance".
4. West Wall: Door: The existing door to the staircase is to be repositioned slightly northwards from its current position. This door probably dates from the 1840's.



Figure 72: Room 205, North Wall, Window.

5. West Wall: Window, the existing window, shutters, linings and architraves will be removed and this window will be blocked up. This window dates to the 1840's and while there is no historical justification for this work, they are necessary to enlarge the staircase hall.

6. A new lift and lift lobby will be installed to the north of this space. The position of the lift means that 3 of the 6 principal spaces are accessible. The lift position is greatly improved from the original, it proves better access. The extensions which is to be built to accommodate the lift will be brick and stepped back from the line of the existing building.

The main heritage gains are:-

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the plastered surfaces and skirting boards will be repaired where they have been removed or damaged during the installation of modern partitions.
3. Cornice: The plastered cornice will be reinstated / repaired where it has been damaged by the modern insertion of partitions.
4. Ceiling: The plastered ceiling will be carefully consolidated and repaired, where modern partitions have been removed.
5. Fireplace: The existing fireplace will be repaired and be cleaned by a specialist conservator.



Figure 73: Room 206.



Figure 74: Room 206, Fireplace.

Room 206

The main interventions are:

1. West Wall: door to Room 207: This door will be taken off and removed and the existing opening blocked up. The existing door probably dates from the late 19th century or early 20th century, a example of a similar door is being kept in the Room 006. A new opening to Room 207 will be formed to the south.

The main heritage gains are:

1. Floors: the original floorboards be will carefully repaired and restored.
2. Walls: the plastered surfaces, skirting boards and dados will be reinstated / repaired where they have been removed or damaged during the installation of modern fittings.
3. North Wall: Window and shutters will be overhauled and repaired, including installing draft strips to the window.
4. Cornice: The plastered cornice will be reinstated / repaired where it has been damaged by the modern fittings.
5. Ceiling: The plastered ceiling will be carefully consolidated and repaired.
6. Fireplace: The existing fireplace will be repaired and be cleaned by a specialist conservator.

Rooms 207 & 208

The main interventions are:

1. North / South walls: The existing wall between these closets will be removed.
2. East Wall: the door to Room 206 will be removed and new opening formed to the south of the existing.
3. South Wall: window: the existing window will be removed and bricked up. The existing window is modern.
4. West Wall: the opening to Room 203 will be bricked up.
5. North wall: window: the existing glass block window will be taken out and bricked up, to form a blind window.
6. North Wall: A new partition will be installed to create a vertical service riser.
7. New full-height partitions with doors will be added to create a WC and shower.

The main heritage gains are:

1. There are no tangible heritage gains to this particular room. Although the reuse of this room for services benefits other more significant rooms. The room has been attributed a significance of "Little Significance", we do not feel that these alterations effect its status.



Figure 75: Room 210.



Figure 76: Room 210.

Room 210

The main interventions are:

1. North Wall, dividing the main staircase from the lightwell will be removed. The age of this construction is unknown, if fragments of the wall are linked to the 1740's house at No. 2, it was heavily altered in 1840 to create the joint staircase.
2. North Wall: lift will be completely removed. As illustrated in the Humbert & Flint drawing of 1962, the lift shaft replaced a stack of closet blocks off the main staircase. The construction which survives appears to date from the 1960's.
3. East Wall: Window to be removed and bricked up, as item 5 of Room 205. There is no historical justification for the modifications to this space, but architecturally it creates a larger staircase hall which is in proportions with the size and number of the rooms which it serves.
4. East Wall: Door to 205: This door will be blocked up and a new opening introduced, as note 5 of Room 205.
5. Stairs: The existing staircase construction will be carefully dismantled and labelled. The staircase will be reconstructed in the enlarge staircase hall and the east and west landings will be elongated. New sections of handrail and balustrade will be fabricated, to match the adjoining material.

The main heritage gains are:

1. While the staircase will be altered in layout, it will be fully repaired and restored. It exists in a poor state of repairs and requires much attention

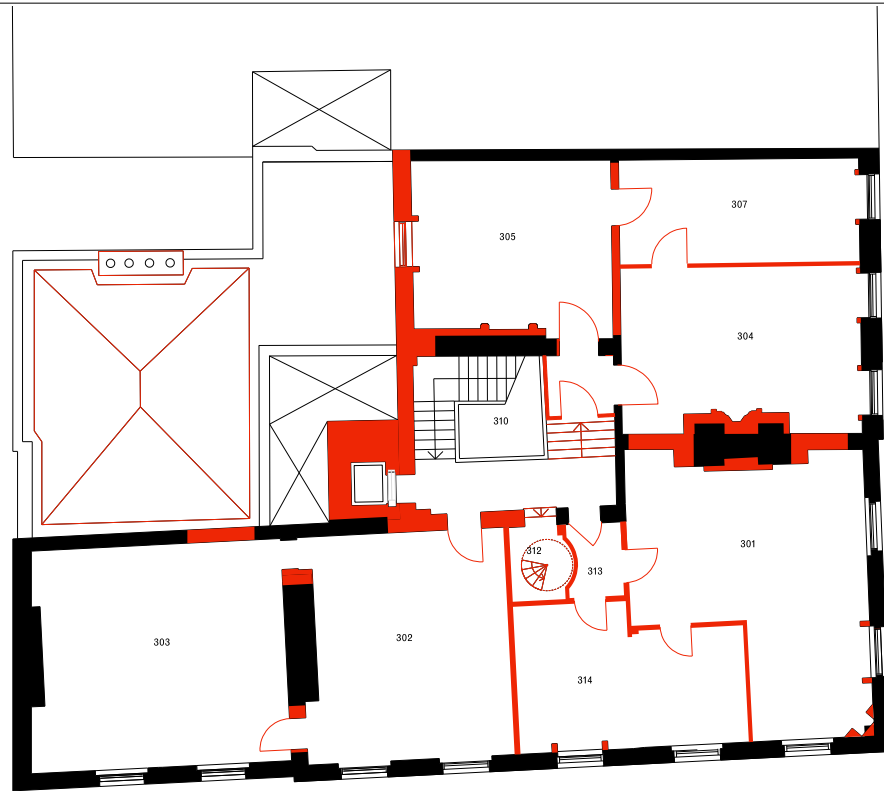


Figure 77: Existing Third Floor Plan (with room numbers) (©DCA).



Figure 78: Third Floor Plan (alterations in red, new work light grey) (©DCA).

2.3.5 THIRD FLOOR

The rooms on the third floor of 1-2 Lincoln's Inn Fields survive as a series of small spaces with various alterations and interventions to adapt them to legal offices during the 19th and 20th centuries. The existing layout suggests that the third floor of No. 2 may have been used as a residential flat at some point in the early 20th century. The date of joinery elements vary in each room, but stylistically the predominant period is 1840. There are four surviving fireplaces on this floor of various dates.

The lightwell to the north of the main staircase survives in its 1840 form, with the addition of the modern lift that was inserted in the 1960's. The plans of Humbert & Flint (Chartered Surveyors) dated 1962, record that before the new lift was inserted, there was a closet "tower" in the south west corner of the lightwell. The period of the construction is unknown, but it is likely to have been very late 19th century or early 20th century. The roof over Room 206, must date from the 1840's reworking of the house, as the closets to the west of No. 2, were not part of the property of No. 2, as recorded in the Soane plan of 1792.

The third floor of the house is clearly a consequence of the 1840's work and there have been many alterations which have changed and replaced 18th century fabric. These alterations were taken into account when establishing the level of significance for these rooms when completing the Statement of Significance. All rooms were highlighted as being of "Some Significance", with the staircase being highlighted as "Considerably Significant".

In reflection of the Statement of Significance, the proposals for the third floor are slightly more radical than the lower floors. The proposal is to convert these rooms to the principal bedroom suite, and a roof terrace. As illustrated in David Chipperfield Architect's proposed Third Floor plan (Figure 78), most of the partitions forming the separation to these rooms will be dismantled, to form a new open plan space. The south, west and the north walls of No. 1 will be retained unaltered, the chimney breast will be retained (except that of Room 305).

The proposal includes the re-configuring of the main staircase. The wall between the staircase and lightwell will be partially retained and the existing staircase will be carefully dismantled and re-configured further to the north.

As the proposals are quite radical we have analysed the rooms carefully on site and considered the date of various elements which are to be removed or altered. The following sections record each existing room and state the likely period of the building fabric which is to be removed, where an element of the existing fabric is to be retained, it is mention specifically in the text. As a point of reference we have

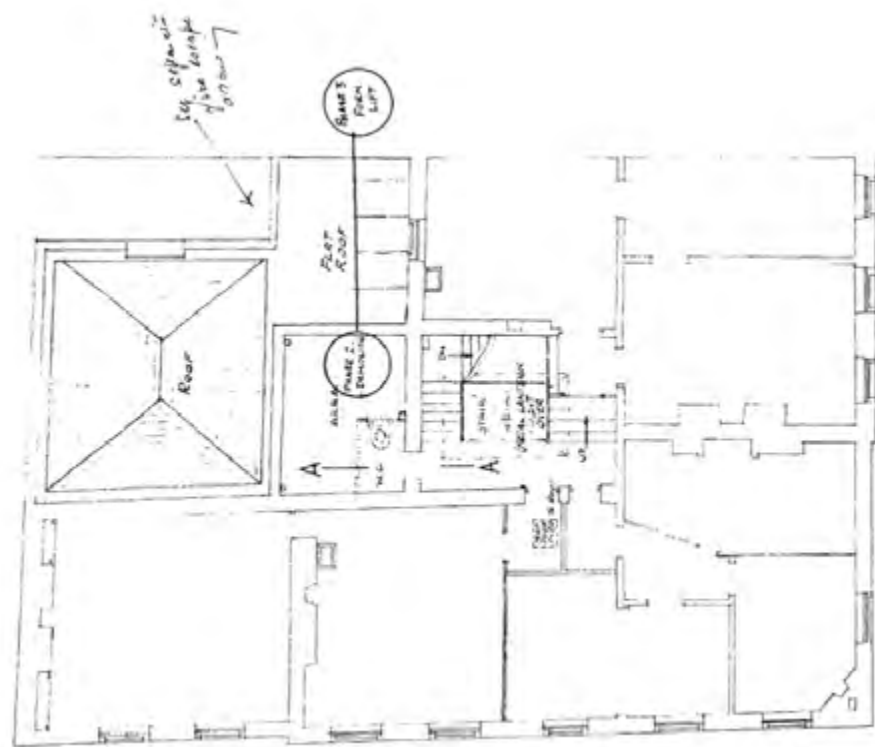


Figure 79: Extract from Humbert & Flint proposed drawing of 1962, third floor.

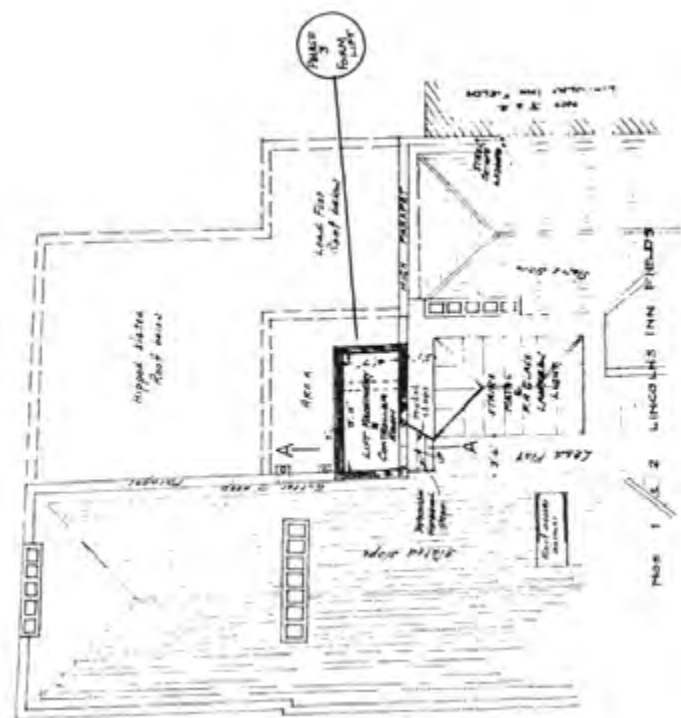


Figure 80: Extract from Humbert & Flint proposed drawing of 1962, roof plan.

included the Humbert & Flint proposal of 1962, which records the layout at that time with the proposed lift shaft (Figure 79) and the roof plan with alterations to form the new lift (Figure 80).



Figure 81: Room 301.



Figure 82: Room 301.

Room 301

The Humbert & Flint proposed drawing of 1962, records that this room was previously two separate rooms and a corridor. Marks on the existing floorboards, indicate on site where partitions were removed, due to the lack of original plans, the date of the partitions are unknown but they must have been removed post 1962.

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services and many have been cut and re-laid.

Skirting Board

The existing skirting boards are timber, with a beaded top. Stylistically, they probably date to the 1840's. The skirting board extends over areas where the partitions have been removed, site paint scrapes show that the skirting board has similar paint layers on the areas where the partitions have been removed. This possibly means that the partitions which were removed were later alterations.

Walls:

The walls are traditional lath and plaster, other than the south wall adjacent to Room 314, which is modern plasterboard. Opening up on the North Wall shows that the substrate is brickwork with timber posts and lath and plaster finish, the date of this construction is unknown, but it probably dates from the earlier house c1730's. It is proposed that the external walls, the chimney breast and a portion of the East Wall to the south of the chimney breast will be retained.



Figure 83: Room 301.

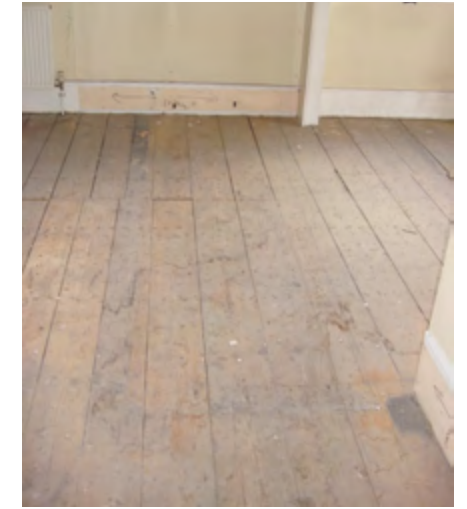


Figure 84: Room 301.

Cornice

Run plaster, probably of early 20th century construction.

Ceiling

Lath and plaster, the lathes are machine cut suggesting that they are 19th century rather than 18th century. The ceiling level is to be raised to match that of No. 2. It is proposed that the existing roof structure will be adapted to accommodate this change, the existing laths will be reused in the reconstructed ceiling.

Windows, Architraves and Linings

These date from various periods and stylistically they differ. The earliest elements of this fabric date from 1840. (NB the windows are to be retained and repaired as part of the proposals).

Doors

Both doors are modern, both frames and architraves are probably 1840.

Fireplaces

The existing fireplace on the East Wall is late 20th century.

The existing fireplace on the angled wall adjacent to the south and west walls, probably dates from the 1840's but may well be earlier, the mantel shelf is marble, the cast-iron insert dates from the late 19th century.

Built-in Cupboards

The cupboards either side of the chimney breast are timber, with panelled linings. The style of the joinery dates them to the 1840's.



Figure 85: Room 302, North Wall.



Figures 86 & 87: Room 302, North Wall.



Room 302

The door from the 1840's staircase has been modified from the Humbert & Flint proposed drawing of 1962, this records that this room was previously access off a lobby to the south of this room, if this drawing is accurate it means that the existing door in the East Wall is a later alteration. It also shows that the west opening to Room 303 did not exist at this time. Assuming that this drawing is accurate, this would make the west opening in the north wall modern.

Floor

The existing floorboards are good quality deal which vary in width. They probably date substantially from the early 19th century or later (however, further detailed inspections may show that the boards have been reused from the early 1730's construction). The boards have previously been lifted to install modern building services and many have been cut and re-laid.

Skirting Board

The existing skirting boards are timber, with a beaded top. Stylistically, they probably date to the 1840's. The skirting board has been pieced in where a fireplace has been removed and previous openings have been blocked up on the south wall.



Figure 88: Room 302, South Wall.



Figures 89 & 90: Room 302, East & West Walls.



Walls:

From the uneven finished surface of the walls, it is assumed that the walls are traditional lath and plaster, or plaster on brickwork, although there has been no opening up works to confirm this. The date of these partitions is unknown, but they probably date from the 1840's or early. It is proposed that the external walls and chimney breast and portion of wall to the north-west corner will be retained.

Cornice

Run plaster, probably of 20th century fabrication.

Ceiling

Modern plasterboard. The ceiling level is to be raised to match that of No. 2. It is proposed that the existing roof structure will be adapted to accommodate this change

Windows, Architraves and Linings

The window sashes are probably 19th century, the internal architraves are early 20th century. (NB the windows are to be retained and repaired as part of the proposals).

Doors

Contrary to the Humbert & Flint proposed drawing of 1962, the west door frame to Room 303, looks older than the east door. The west door frame, dates from the 1840's, although the door is clearly modern. The east door frame is also modern, it appears never to have been fitted with a door.



Figure 91: Room 303, West Door detail.



Figures 92 & 93: Room 303, South and West Walls.

Room 303

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services and many have been cut and re-laid.

Skirting Board

The existing skirting boards are timber, with a beaded top. Stylistically, they probably date to the 1840's. The skirting board has been reinstated in plaster where a fireplace has been removed.

Walls:

From the uneven finished surface of the walls, it is assumed that the walls are traditional lath and plaster, or plaster on brickwork, although there has been no opening up works to confirm this. The date of these partitions is unknown, but they probably date from the 1840's or early. It is proposed that the external walls and chimney breast will be retained.

Cornice

Run plaster, probably dating from the 19th century.



Figure 94: Room 303, Roof structure.



Figures 95 & 96: Room 303, Roof structure.

Ceiling

Lath and plaster, the laths are machine cut suggesting that they are 19th century rather than 18th century. The ceiling level is to be raised to match that of No. 2. It is proposed that the existing roof structure will be adapted to accommodate this change, the existing laths will be reused in the reconstructed ceiling.

Windows, Architraves and Linings

The window sashes are probably 19th century, the internal architraves are early 20th century. (NB the windows are to be retained and repaired as part of the proposals).

Doors

Ditto note on doors as Room 302.

Roof Structure above

The timber trusses forming the main roof structure dates from the 1840's, if not later. The shaping of the timber, ridge board and iron straps suggest that it is not of 18th century construction. The rafters appear to be re-used timber, some have evidence of plaster traces and nails on the surface suggesting that they previously supported a lath and plaster finish in another location. There appears to be a roofing felt between the rafters. The orthogonal secondary beams supporting the ceiling bearer appear too regular and even to be 18th century structural members, however the timber ceiling bearers and diagonal secondary beams could date from the 1730's. The varying lengths of timber used to create the ceiling structure is consistent with 18th century construction.



Figure 97: Room 304.



Figures 98 & 99: Room 304, Fireplace and North Wall detail.

Room 304

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services and many have been cut and re-laid.

Skirting Board

The existing skirting boards are timber, they are plain edged and doubled, ie one board in front of the other. Site analysis of the layers of historic paint, suggest that the skirting is of the same age as the window architraves, ie 1840's.

Walls:

From the uneven finished surface of the walls, it is assumed that the walls are traditional lath and plaster, or plaster on brickwork, limited opening up works to north wall confirmed that it is constructed from lath and plaster. The date of these partitions is unknown, but they probably date from the 1840's. It is proposed that the external wall, the chimney breast and a portion of the West Wall, south of the chimney breast will be retained.

Dado

Existing timber dado moulding is probably early 20th century.

Cornice

Run plaster, probably dating from the late 19th century or early 20th century



Figure 100: Room 304, Roof structure.

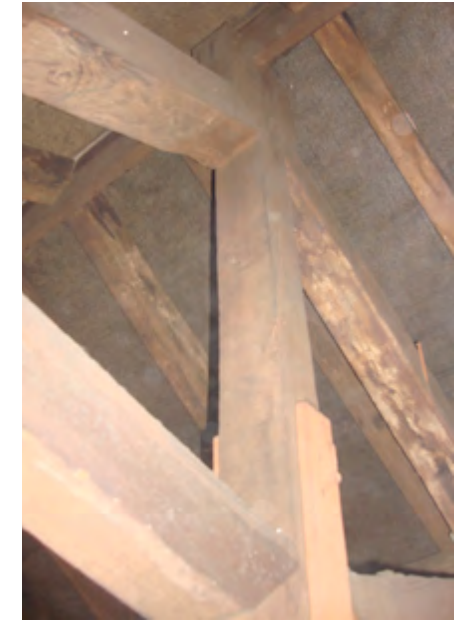


Figure 101: Room 304, roof structure.

Ceiling

Lath and plaster, the laths are machine cut suggesting that they are 19th century rather than 18th century. The finished surface of the ceiling plaster does not have a large build up of paint, suggesting that it may be even later than 1840. The existing ceiling is to be retained

Windows, Architraves and Linings

The window sashes are probably 19th century, the internal architraves and linings are probably 1840's. (NB the windows are to be retained and repaired as part of the proposals).

Doors

The existing door to the Staircase is a six panelled doors with mouse mouldings to the panels, it appears to have the same paint build up as the window architraves and is probably 1840's.

The existing door to Room 307 probably dates to the 1840's, it is flushed out on this face, but is four panelled with a mouse moulding on the side facing Room 307 the frame and architraves are probably 1840's.

Fireplace

The existing fireplace dates from the early 20th century.

Roof Structure above

The roof structure above this room, matches that as described in Room 303. This will be retained in the proposed scheme.



Figure 102: Room 305.



Figure 103: Door to Staircase detail.

Room 305

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services but survive in a fairly unaltered form.

Skirting Board

The existing skirting boards are timber, they are tall with a ovolo moulding and fillet and date from the 19th century onwards.

Walls:

Traditional lath and plaster, or plaster on brickwork. The date of these partitions is unknown, but they probably date from the 1840's.

Dado-height panelling

Lined out in a raised wall paper / thin timber strips, all dating from the early 20th century.

Dado

Existing timber dado moulding is probably early 20th century.

Picture Rail

Existing timber picture rail is probably early 20th century.



Figure 104: Room 305, roof structure.



Figure 105: Room 305, roof structure.

Cornice

Run plaster, probably dating from the late 19th century or early 20th century

Ceiling

Lath and plaster, the laths are machine cut suggesting that they are 19th century rather than 18th century. The finished surface of the ceiling plaster does not have a large build up of paint, suggesting that it may be even later than 1840.

Windows, Architraves and Linings

The window sashes are probably 19th century, the internal architraves and linings are all 1840's.

Doors

The existing door to the Staircase is a six panelled doors with ovolo mouldings to the panels, it appears to have the same paint build up as the window architraves, but stylistically could be earlier than 1840. The architrave is probably 1840's.

The existing door to room 307 probably dates to the 1840's, it has four panels with a mouse moulding the frame and architraves are probably 1840's.

Fireplace

The fireplace is painted stone and probably dates to the 1840's. The cast iron insert is later. The front hearth stone is also probably 1840's.

Roof Structure above

The roof structure above this room, matches that as described in Room 303.



Figure 106: Room 307.

Room 307

Floor

The existing floorboards are good quality deal which vary in width. They probably date substantially from the early 19th century or later (however, further detailed inspections may show that the boards have been reused from the early 1740's construction). The boards have previously been lifted to install modern building services and many have been cut and re-laid.

Skirting Board

The existing skirting boards are timber, they are plain edged and doubled, ie one board in front of the other. Site analysis of the layers of historic paint, suggest that the skirting is of the same age as the window architraves, ie 1840's.

Walls:

Traditional lath and plaster, or plaster on brickwork. The date of these partitions is unknown, but they probably date from the 1840's, if not earlier. It is proposed that the external wall will be retained.

Dado-height panelling

Lined out in a raised wall paper / thin timber strips, all dating from the early 20th century.

Dado

Existing timber dado moulding is probably early 20th century.

Cornice

Run plaster, probably dating from the late 19th century or early 20th century

Ceiling

Lath and plaster, the laths are machine cut suggesting that they are 19th century rather than 18th century. The finished surface of the ceiling plaster does not have a large build up of paint, suggesting that it may be even later than 1840. The ceiling level is to be raised to match that of No. 2. The existing ceiling is to be retained

Windows, Architraves and Linings

The window sashes are probably 19th century, the internal architraves and linings are all 1840's. (NB the window is to be retained and repaired as part of the proposals).

Doors

Existing door to Room 304, see notes on this room.

Existing door to Room 305, see notes on this room.



Figure 107: Room 310.



Figure 108: Room 310.

Room 310

Staircase

The existing staircase, incorporates material from the original staircase of No. 1. The turned timber balustrade at this level, is consistent with the change in balustrade detail which occurred from the principal floors to the bed chamber floor. It is possible that some of the material is good quality 19th century reproduction. The raised handrail is most certainly 19th century. The staircase will be largely reconstructed and reused in its adapted position.

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services but survive in a fairly unaltered form.

Skirting Boards

The existing skirting boards are timber and must date to the 1840's when the staircase was created.

Walls:

Traditional lath and plaster, or plaster on brickwork. The date of these partitions must be 1840's when the joint staircase hall was constructed. They will be partially retained up to a certain height but re-clad in the proposed scheme.

Dado

Existing timber dado moulding is probably 1840's.



Figure 109: Room 310.



Figures 110 & 111: Room 310.



Ceiling and Cornice

The construction of the ceiling is unknown. Run plaster cornice is 1840's or later.

Roof light

The existing metal roof light is recorded on the Humbert & Flint proposals of 1962, although it is not clear if it existed at this time, or was proposed. The materials and construction would date it to that period, if not slightly earlier. The roof light lining appears to date from the 1840's.

Lobby to rooms in No. 2

The existing timber panelled lobby at the top of the main staircase is probably early 20th century modifications.

Doors

Existing door to the lift is modern.

Existing door to Room 302, is a timber six panelled timber door, with architrave moulding which matches others in the staircase landing. This fabric is probably 1840's or later.

Existing door to Room 312, has been fitted out with a modern lining.

Existing door to Room 313, outer door is a four panelled, flush beaded door, probably of the early 20th century. The inner door is a timber six panelled timber door, with architrave moulding which matches others in the staircase landing. This fabric is probably 1840's or later.



Figure 112: Room 312.

Room 312

Staircase

The existing metal spiral staircase dates from 1962.

Wall and Ceiling finishes

All finishes in this space are modern and many contain asbestos.

Room 313

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services but survive in a fairly unaltered form.

Skirting Boards

The existing skirting boards are timber and probably date to the 1840's.

Walls:

Traditional lath and plaster, or plaster on brickwork. The date of these partitions is probably 1840's, with the exception of the south partition. Up until 1840 the main staircase of No. 1 was probably located in this space. The north wall is of modern fire-resisting material.

Ceiling

The ceiling construction is of modern fire-resisting material.

Doors

Existing doors to Rooms 301 & 314 are modern, but the timber architraves date from the 1840's.

Existing door to staircase is a timber six panelled timber door, with architrave moulding which matches others in the staircase landing. This fabric is probably 1840's or later.



Figure 113: Room 314.



Figure 114: Room 314.

Room 314

Floor

The existing floorboards are good quality deal, probably of the early 19th century or later (they are fairly regular in width). The boards have previously been lifted to install modern building services and many have been cut and re-laid.

Skirting Boards

The existing skirting boards are timber, with a beaded top. Stylistically, they probably date to the 1840's. The skirting board has been pieced in where a previous opening has been blocked up on the north wall. The skirting board on the south wall is modern timber.

Walls:

Traditional lath and plaster, or plaster on brickwork. The date of these partitions is unknown, but they have clearly been modified during the lifetime of the house. The existing south wall is modern. It is proposed that the external wall will be retained.

Cornice

Cast plaster box cornice with elaborate mouldings, consistent in both portions of the room is 20th century.



Figure 115: Room 314.



Figures 116 & 117: Room 314, detail of East Wall.

Ceiling

Lath and plaster, the laths are a mixture of machine cut and riven suggesting that they are 18th and 19th century. The ceiling level is to be raised to match that of No. 2. It is proposed that the existing roof structure will be adapted to accommodate this change, the existing laths will be reused in the reconstructed ceiling.

Doors

Existing door to Lobby 213 is modern, although the architrave dates from the 1840's.

Existing door to Room 301 is modern, although the architrave dates from the 1840's.

Windows, Architraves and Linings

These date from various periods and stylistically they differ. The earliest elements of this fabric date from 1840. (NB the windows are to be retained and repaired as part of the proposals).

3.0 CONCLUSION

In conclusion, the proposals for 1-2 Lincoln's Inn Fields have been carefully considered to work with the existing building and to preserve the rooms of the principal floors. The realization of this scheme will help reinstate the building's use as a family dwelling with improved access. The proposals for third floor are the most radical of the overall scheme for the whole house. If implemented, this scheme will provide the house with a new open plan space with an outside area which the property currently lacks.

The principal ambitions of the proposals and modifications are summarized below, with justifications for modification where relevant: -

1. The proposals will return the house to a single family dwelling. English Heritage state that the best use of any historic building, is the function for which it was designed.
2. The alterations will help the building be used by a family over a longer period of time by introducing a lift to improve the vertical access through the house.
3. The proposed location of the lift has been sensitively sited so that it has no impact on the grand rooms of the main house or the main staircase.
4. The proposals will help reinstate lost features of the historic interiors, which will add to the cultural heritage and significance of the building.
5. The proposals will not change the external elevations of the building (with the exception of minor alterations to the Rear Elevation).
6. The proposed project will restore the external elevations of the house (ie brickwork will be repointed, windows will be overhauled and decorated).
7. The alterations to the roof and the third floor are counter-balanced by the extensive restoration of the historic interiors of rooms on the Ground to Second Floors.
8. The existing rooms at third floor have already been heavily altered since their original construction.
9. The proposals which involve intervention into the historic fabric are relatively minimal, given the scale of the house and the modern pressure on a large historic houses to have facilities which are at odds with the original use of the rooms.

Analysis of the alterations floor by floor show that the alterations to the building have been carefully considered to preserve the most significant spaces of the existing house. This reflects the strategy taken by the design team who have carefully considered the heritage asset at all times during the design process. The proposals will bring out the best in the building and in our opinion enhance the house and help preserve it as a family home in the future.

APPENDIX A : Method Statement and justification in line with paragraph HE9.2 of Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment.

David Chipperfield Architects have prepared an analysis of the existing fabric which will be removed or repositioned as part of the proposals. The existing drawings, Figures 5, 24, 45, 59 & 77, illustrate the elements to be removed in red. As the percentage of building fabric to be removed is low we would argue that the works do not cause “substantial harm or loss” to the building as a whole. However, the Local Authority have invited the Design Team to consider the proposals in line with the Planning Policy Statement (PPS5) HE9.2, which states that “Where the application will lead to substantial harm to or total loss of significance, local planning authorities should refuse consent unless it can be demonstrated that:

- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh the harm or loss; or
- (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
- (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
- (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use”.

If one were to decide that the proposals did cause substantial harm or loss, the Design Team considers that the proposals can be justified under clauses HE9.2 ii (a – d), as follows: -

HE9.2 I a) The nature of the heritage asset prevents all reasonable uses of the site.

If the building is to be returned to a private residence, its size, location and value will be reflected in the requirements of any potential owner. Given the size of the building, the alterations are quite modest and should be viewed in conjunction with the benefit that they will bring in restoring the principal interiors of the house. In total, sixteen historic interiors will be meticulously repaired and all of the

detrimental alterations inflicted by the office use of the building will be reversed. The main areas of change are the Third Floor and Staircase, these have been analyzed separately: -

1. Third Floor: The existing third floor layout is somewhat representative of the domestic requirements of a private house in the mid nineteenth century however, partitions and finishes have been heavily altered in the more recent past when the building was converted for use as solicitors' offices. In heritage terms, it is agreed that the best use of this building is a single family residence however, the layout of the rooms is at odds with how a modern family would utilize this floor. The current layout of many small scale, odd shaped rooms is not pragmatic for a large single family house in the present day, especially within the context of a house that already has sixteen historically significant rooms which are to be fully restored. Conversion of these smaller third floor rooms into larger spaces therefore makes viable accommodation in the single family house. Modification at this floor to create the principal bedroom suite also saves modifying the more significant Second Floor rooms beneath. The third floor extension above the rear room of No. 2 is necessary to bring the lift up to this level. Without a lift the viability of the house would be brought into question, given its scale and the number of levels it contains. The extension over the roof of No. 2 also serves to "complete the plan" at third floor bringing it into line with the lower floors and infilling the current gap in the Whetstone Park street frontage.

2. Staircase: The staircase is a consequence of the 1840's reworking of the house, while it reuses earlier material from the staircase that existed in No. 1, it does not exist in its 1730's form and over 50% of the material is suspected to be from the early 20th century. While it may have functionally served the multiple solicitors' offices that previously occupied the building, the existing staircase is of an inadequate scale for the building when it is considered as a single house. As a result the staircase hall is dark and oppressive and prohibits the enjoyment of the house. Enlarging the staircase hall into the lightwell, will create a lighter entrance hall and staircase and will help unite the two houses as one, particularly at third floor level. The existing fabric will be reused and simply moved northwards. The consequence of re-structuring the staircase hall is the loss of the North Wall however, the wainscoting, an integral part of the historic staircase, will be reused in a similar position on the new North Wall of the staircase hall which will minimize the loss of historic fabric.

ii b) No viable use of the heritage asset itself can be found in the medium term that will enable its conservation

Alternative viable uses for the asset in the medium term are a) flats or b) offices

1. Conversion of the building into multiple residences is the most economically viable future use for the building. However, it is recognised by LBC that in order to do this significant alteration and even more substantial harm would be caused to the historic fabric than is currently proposed. This would result from the subdivision of principle rooms that would be required and the upgrading of walls and floors and ceilings required to achieve acceptable acoustic and fire safety separation between units. The inclusion of toilets/wet areas within multiple areas of the house (rather than stacked vertically as currently proposed) would also require large amounts of intrusive work to the historic finishes and fabric.

2. Upgrading of the building for use as offices is less economically viable as has been detailed in the report of mid-town agents Farebrothers and submitted to LBC in mid-April 2013. In the case of use as offices the building would also require further subdivision into smaller rooms and significant alterations to accommodate services including comfort cooling/air conditioning. If used as offices the lower level roof of No.2 would also need to be removed to make way for air handling units and other plant as the service loads created by high numbers of occupants could not be accommodated within the vaults as currently proposed.

In both of the above cases harm caused to the historic fabric would not be offset by the restoration of the principle historic rooms. If restoration was carried out it would not be done with equivalent care and investment as is currently being proposed by the current owner. As speculative developments, the restoration of the building for use as flats or offices would be limited by commercial concerns. This is not the case for a single family house that aims to use the house as it was originally intended.

ii c) Conservation through grant funding or some form of charitable or public ownership is not possible.

1. If it is accepted that the optimum use of the building is a single family dwelling, Camden Council do not currently offer grants to private individuals to restore an existing listed residential building. English Heritage mainly offer grants for urgent repairs or other works required within two years to prevent loss and damage to important architectural, archaeological or landscape features. The historic fabric of

1-2 Lincoln's Inn Fields is not at immediate risk, therefore it is not likely an English Heritage grant would be made available. Public ownership and development of the property as a single family residence would not be compatible.

ii d) The harm or loss of the heritage asset is outweighed by the benefit of bringing the site back into use.

The building is currently on the Buildings at Risk Register. It is currently occupied by guardian tenants, but was historically squatted, which resulted in damage to the historic fabric. It has been in this transitional state since 2009. Although the building appears in a sound condition, it requires major repair works, particularly to the roofs and rear rooms of No. 1. If the proposals are viewed as harmful, the benefit in carrying out these works will safeguard the house's long term future. The principal interiors will be sensitively restored, in total sixteen principal interiors will be conserved and repaired. The dilapidated elevations will be repaired and redecorated, but will essentially not alter in their architectural expression. The small percentage loss should be considered in the context of the substantial gain in securing the building's long-term future.

This is the third proposal to be presented to the local authority and illustrates how the proposals have been substantially scaled down in response to the local authorities original comments on the first and second schemes.

APPENDIX B : Detailed Description of the Roof Structure.

The purpose of Appendix B is to provide a detailed analysis of the existing roof construction which, under the current proposals will be partially removed. This analysis has been compiled following a series of site inspections. It should be noted that access to the roof of No. 2 was restricted to new openings formed in the ceilings of Rooms 206, 304 & 305, these provided access to view the roof spaces but did not provide full access. Access to the roof of No. 1 was possible through the door in the east slope of the roof over the middle portion of the house.

Roof Construction over No. 1 Lincoln's Inn Fields

The ceiling construction in Rooms 301, 303 and the southern portion of room 314, is all traditional lime plaster mixed with animal hair on machined timber laths. The machining of the laths indicate that this finish is 19th century rather than 18th century and probably from the 1840's when the work was undertaken to unite the two houses into one. The ceiling construction of the northern portion of Room 314 is traditional lime plaster on riven laths. The ceiling construction of Room 302 is modern plasterboard and the ceilings over Rooms 312 & 313 contain asbestos, probably dating from the 1962 work.

The main roof structure is formed by king post trusses, which are regularly spaced along the 'L' shaped roof plan. The trusses incorporate a deep tie beam which is secured with a metal strap (see Figure 118). The members of the trusses are all softwood timber and appear to be machine cut, they probably date from the 1840's if not later.

The king post trusses support heavy softwood timber purlins, approximately 102 x 200mm deep which appear to be machine cut, they are notched over the trusses (see Figure 119). The purlins are held in position on the king post trusses with softwood timber purlin cleats.

The purlins support the rafters which are softwood timber, most of them appear to be machine cut and must date from the 1840's at the very earliest. Some rafters appear to be reused sections of timber, they have evidence of previous fixing holes and plaster traces suggesting that they previously supported a lath and plaster finish in another location, see Figure 120. A small number of the rafters have been replaced in modern times. The rafters are connected to a softwood timber ridge-board. Between the rafters is the underside of a modern roofing felt. Externally the roofs are clad in a modern composite slate material.



Figure 118 (above): King Post Truss from Roof of No. 1.
Figure 119 (below): Roof structure looking over the Front Roof of No. 1.



Figure 120 (above): Rafters showing reused timbers, above Room 303, Roof of No. 1.
Figure 121 (below): Roof structure looking south over the Front Roof of No. 1.

The bottom of the rafters are supported off and notched over a substantial softwood timber beam in line with the masonry walls, this is directly positioned above the wall-head plate, which is also of softwood timber, see Figure 121. Dragon ties are positioned at the corner angles of the roof. All these timber elements appear to be very regular machine cut and must date from the 1840's at the earliest.

Spanning between the collar member of the king post trusses, there are two substantial secondary beams, these appear to be connected by mortise and tenon joints. The secondary beams are a mixture of re-used and 19th century material, the beam illustrated in Figure 119 has been reused, it has a regular series of mortises on the upper surface and appears to be cut using hand tools, it probably dates from the early 18th century.

The lath and plaster ceilings of the rooms beneath are supported off softwood timber ceiling bearers, of mixed ages. Approximately half appear to have had a past life, with notches and old nails evident, they possibly date to the early 18th century construction. The other half are machine cut regular timbers, probably dating from the 1840's work. The ceiling bearers are notched under diagonal beams which connect to the wall-head plates and collar members of the truss. These diagonal beams are mostly machine cut softwood timber, but some appear to be reused, see Figure 119.

In conclusion, the roof structure of No. 1 Lincoln's Inn Fields dates from the 1840's at the very earliest. It incorporates a small proportion of fabric from the 18th century, possibly reused from the original roof, however we do not feel that these components survive in their original positions. This roof structure is to be retained as part of the proposals.

Roof Construction over the front half of No. 2 Lincoln's Inn Fields

The roof construction over No. 2 Lincoln's Inn Fields appears similar to No. 1. The ceiling construction in Room 304 is traditional lime plaster (22mm thick) mixed with animal hair on machined timber laths (25 x 6mm).

The roof is constructed from one king post truss and one queen post truss, the fabrication of the trusses and construction method is identical to that of No. 1. The king post truss to the front roof appears to incorporate timber which may have been reused, the collar beam, diagonals and struts display old chases and

former fixings which may be from a previous construction, see Figure 122, the other elements of the truss appear to be machine cut and probably date from the 1840's

The queen post truss is mainly fabricated from machine cut timber, suggesting it dates from the 1840's at the earliest, see Figure 123 & 124.

The purlins that could be viewed at close proximity to the access hole, appeared to be machine cut, suggesting they date from the 1840's at the earliest.

The rafters mostly appeared to be machine cut suggesting they date from the 1840's at the very earliest. Some rafters appear to be reused sections of timber, they have evidence of previous fixing holes and plaster traces suggesting that they previously supported a lath and plaster finish in another location. A small number of the rafters have been replaced in modern times. The rafters are connected to a softwood timber ridge-board. Between the rafters is the underside of a modern roofing felt.

As in the roof construction of No. 1, the rafters are supported on a substantial timber beam, which is in line with the wall-head plate beneath. The wall-head plate displays signs of being reused from another location, see Figure 125.

The secondary beams supporting the ceiling, appear to be a mixture of 1840's fabric and some reused timbers, while the ceiling bearers all appear to be regular machine cut timber, suggesting they date from the 1840's at the earliest.

In conclusion, the structure of the front roof of No. 2 Lincoln's Inn Fields dates from the 1840's at the earliest. It incorporates a small proportion of fabric from the 18th century, possibly reused from the original roof, however we do not feel that these components survive in their original positions. This portion of the roof structure is to be retained as part of the proposals.

Roof Construction over Room 305 of No. 2 Lincoln's Inn Fields (to be removed as part of the proposed scheme)

The ceiling finish over Room 305 is traditional lath and lime plaster. The timber laths appear to be machine cut, with a section size of 28 x 6mm. They are fixed with wrought iron nails with square heads and square cut shafts. The plaster is mixed with animal hair and is approximately 25mm thick. The laths suggest that this construction dates from the 1840's at the earliest.



Figure 122 (above): King Post Truss from Front Roof of No. 2.
Figure 123 (below left): Upper section of Queen Post Truss from Front Roof of No. 2.
Figure 124 (below right): Lower section of Queen Post Truss from Front Roof of No. 2.



Figure 125 (above): Wall-head plate to south side of Front Roof of No. 2.
Figure 126 (below): Attached roof construction over Room 305 of No. 2.

The roof construction is similar to that used on the front roof of No. 2 and the roof of No. 1. The roof is constructed from two king post trusses, which are fabricated from softwood timber sections, which appear to be machine cut, suggesting that they date from the 1840's, if not later, see Figure 127 & 128. The elements are secured together with metal straps, which match the standard pattern used on the other roofs.

The purlins appear to be fabricated from machine cut softwood timber, they are approximately 102 x 200mm deep. They are notched over the trusses and held in position on the king post trusses with softwood timber purlin cleats, as similar to the construction of the other roofs, see Figure 129.

The purlins support thirty-two softwood timber rafters, see Figure 130, most of them appear to be machine cut and must date from the 1840's at the earliest. Only four rafters appear to be reused sections of timber, they have evidence of previous fixing holes and plaster traces suggesting that they previously supported a lath and plaster finish in another location. A small number of the rafters have been replaced in modern times. The rafters are connected to a softwood timber ridge-board. Between the rafters is the underside of a modern roofing felt.

The bottom of the rafters are supported off and notched over a substantial softwood timber beam in line with the masonry walls, this is directly positioned above the wall-head plate, also of softwood timber, see Figure 130. Dragon ties are positioned at the corner angles of the roof, see Figure 131. All these timber elements appear to be regular machine cut timber and must date from the 1840's at the earliest. This construction matches the other roofs.

Spanning between the collar member of the king post trusses and the wall-head plate, there is two substantial secondary beams of softwood timber, they appear to be connected to the collar beams by a mortise and tenon joints. The northern secondary beam has a rough surface and may be a re-used section of timber, the southern beam appears machine cut and probably dates from the 1840's.

The lath and plaster ceilings of the room beneath is supported off softwood timber ceiling bearers, of mostly machine cut timber dating from the 1840's, see Figure 132. Of the area that was accessible only one ceiling bearer appeared to be a reused section of timber with old nails evident. The ceiling bearers appeared to have a mortise and tenon joints to connect them to the main collar beams. They are simply notched under and nailed to the diagonal beams which connect, in turn, to the wall-head plates and collar members of the truss. These diagonal beams all appeared to be machine cut softwood timber, dating from the 1840's.

In conclusion, the roof structure over room 305 of No. 2 Lincoln's Inn Fields dates from the 1840's. It incorporates a very small proportion of reused elements, which do not survive in their original positions. As the other roofs of 1-2 Lincoln's Inn Fields, are structured in a similar way and appear to retain a higher percentage of reused material, it could be argued that the loss of this portion of the roof is not detrimental to the historic record of the buildings development as a whole.

Roof Construction over Rooms 206, 207 & 208 of No. 2 Lincoln's Inn Fields (to be removed as part of the proposed scheme)

The ceiling finish over Room 206 is modern plasterboard, which has been planted on top of laths from a previous ceiling finish. The timber laths appear to be machine cut, with a section size of 22 x 6mm. They are fixed with wrought iron nails with round heads and square cut shafts. The original plaster does not survive in any of the areas inspected.

The roof construction is similar to that used on the other roofs. The roof over Rooms 206, 207 & 208 survives as a hipped roof constructed, see Figure 138, with one king post truss spanning north-south, see Figure 133. The truss is fabricated from softwood timber sections, which appear to be machine cut, suggesting that they date from the 1840's. The elements are secured together with metal straps, which match the standard pattern used on the other roofs. There is a possibility that the struts may be a reused timber members, as the north one displays signs of old nail holes and the southern strut has a very uneven surface, see Figure 134. Planted onto the side of the king post are two diagonal struts to support the ends of the roof ridge.

The purlins appear to be fabricated from machine cut softwood timber, see Figure 135. They are notched over the trusses and held in position with softwood timber purlin cleats, as similar to the construction of the other roofs. Additional support to the purlins is provided at the corners, where they are also supported by diagonal softwood timber struts, which are attached to the secondary beams beneath, see Figure 136.

The purlins support softwood timber rafters, all of them appear to be machine cut and must date from the 1840's at the very earliest, see Figure 136. The rafters are connected to a softwood timber ridge-board. Hung between the rafters is modern mineral wool insulation. Where it has been disturbed on a small portion of the north face, it is possible to view modern softwood timber roof boarding and the underside of the slates. There is also a trace of an earlier roof board, which appears as if it could date from the 19th century.



Figure 127 (above): King Post Truss southern end above Room 305, No. 2 Roof.
Figure 128 (below): King Post Truss and wall-head plate junction above Room 305, No. 2 Roof.



Figure 129 (above): King Post Truss & purlin southern end above Room 305, No. 2 Roof.
Figure 130 (below): Rafters above Room 305, No. 2 Roof.



Figure 131 (above): Dragon tie above NE corner of Room 305, No. 2 Roof.
Figure 132 (below): Ceiling bearers above Room 305, No. 2 Roof.



Figure 133 (above): King Post Truss above Room 206, No. 2 Roof.
Figure 135 (below): Purlin, rafters, wall-head plate from south side above Room 206, No. 2 Roof. .

Figure 134 (above): King Post Truss above Room 206, No. 2 Roof.
Figure 136 (below): Rafters, wall-head plate from north side above Room 206, No. 2 Roof. .



Figure 137 (above): Ceiling bearers above Room 305, No. 2 Roof.

Figure 138 (below): No. 2 Roof over Room 305.

The bottom of the rafters are supported off and notched over a substantial softwood timber beam in line with the masonry walls, this is directly positioned above the wall-head plate, also of softwood timber, see Figure 136. Dragon ties are positioned at the corner angles of the roof. All these timber elements appear to be very regular machine cut and must date from the 1840's at the earliest. This construction matches the other roofs.

Spanning between the collar member of the king post truss and the wall-head plates, there are secondary beams of softwood timber these are very regular and appear to be machine cut and must date from the 1840's.

The laths and plasterboard ceiling of the room beneath is supported off softwood timber ceiling bearers, most of which are machine cut suggesting they date from the 1840's. Of the area that was accessible a few of the ceiling bearers appeared as if they may have been reused section of timber with old nails and chases cut into the surface. The ceiling bearers appeared to be simply notched under and nailed to the diagonal beams which connect to the wall head plates and collar member of the truss. These diagonal beams appeared to be machine cut softwood timber. In the proposed scheme, the ceiling bearers will be retained.

In conclusion, we can state that the roof structure over room 206 of No. 2 Lincoln's Inn Fields dates from the 1840's at the very earliest. It incorporates a very small proportion of fabric which may be reused from the 18th century, possibly reused from the original roof, however we can state that these limited components do not survive in their original positions and are mostly ceiling bearers which will be retained by the proposed scheme. As the other roofs of 1-2 Lincoln's Inn Fields, are structured in a similar way and appear to retain a higher percentage of reused material, it could be argued that the loss of this portion of the roof is not detrimental to the historic record of the buildings development as a whole.

APPENDIX C : Tankerdale Limited (Conservation & Restoration) Statement on the heritage of the existing Staircase construction.

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7th May, 2013

1-2 Lincoln's Inn Fields, Staircase

The current staircase is a reconstruction of the 1840's using earlier elements and has been later modified in the late 19th or earlier 20th century. Starting from the basement, I noted the construction of the stairs.

The flights from the basement have softwood treads and risers, painted and turned softwood balusters and a varnished softwood handrail. This flight is possibly a reused section of 18th century staircase from either the upper floors or the basement itself. It is 18thC stylistically, but not grand enough for the principal floors. Its unusual termination in the centre of the stairwell, suggests that it has been moved from another location. There is an awkward junction of the top of this section and the base of the next flight.

The flight from the ground to the first floor would always have been the grandest as it links the two principal floors of the house. The current arrangement consists of oak treads and risers fitted to what looks like an eighteenth century carriage. The tread ends are carved grained (painted) softwood, which might be substantially 18th century with later additions where the treads have been extended. The balusters and handrail are made from mahogany, but not a particularly good quality mahogany. The style is 18th C, but has some anomalies in the construction and style of the woodwork that point towards this being a late 19th or even early 20th century addition to the stairs. The odd jointing of the balusters and of the handrail confirm this. Summarising: this flight seems to have an 18th century carriage, with altered 18th century treads, risers and tread ends, with Edwardian balusters and handrail.

The flight from the first to the second floor is similar to that of the flight below.

The flight from the second to the third floor has softwood treads and risers and painted, turned softwood balusters, with a varnished softwood handrail, similar to the basement flight this could be a reused section of an 18thc staircase.

The dado panelling to the stairs is a mixture of plain wooden panelling divided by pilasters and other lengths in plaster. The wooden panelling and pilasters would date from the eighteenth century, the plaster additions would be later.


John Hartley

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APPENDIX D : Detailed Description of the proposed alterations to the Staircase.

The purpose of Appendix D is to provide a detailed analysis of how the existing staircase could be dismantled and re-erected in the re-formed staircase hall with minimal loss of historic fabric. It highlights the area where the existing fabric has to be altered to achieve the proposals. This description will form the basis of a detailed instruction to a specialist joinery company who will be selected to carry out this work. It has been carefully considered from a detailed site analysis and opening up works. Where works are dependant on the condition of the existing fabric or areas where the existing structure has not been fully exposed, a worst-case scenario is highlighted in brackets.

1. Dismantling Process

Prior to dismantling, the specialist joinery company will be asked to provide a detailed methodology statement, including how the elements are to be stored and a strategy for the reconstruction of the staircase. The specialist joinery company will be asked to carry out a full photographic record of the staircase prior to dismantling. There is an existing measured survey of the staircase.

1.1 Second to Third Floor Flight (Two flights and two landings to be dismantled).

1.1.1 Remove plaster from the underside of the staircase on the sections of staircase which are to be repositioned. Provide access 'windows' to the areas where the strings connect to the south landing (in the worse case scenario, all the plaster would have to come off to access the structure on the underside of the complete staircase). The contractor will be asked to carefully remove the existing laths and salvage as many as possible for reuse, we would anticipate that between 50 - 75% could be reused. For re-use the laths would have to be pre-drilled with 2no. fixing holes at either end.

1.1.2 Existing handrail and balustrade to be carefully dismantled and taken off, on the flights to be repositioned, this will be achieved as follows: -

1.1.3 Third Floor West Landing: Unscrew the metal fixing straps to the upper handrail (Figure 144) and detach handrail from the south-east newel (may have to cut out with mini-disk cutter if peg joint cannot be released).

1.1.4 Establish angle at which the standards have been nailed to the handrail, a small amount of paint may have to be sanded off the standards to locate the head of fixings (NB this process may not be necessary on the flights of staircase which are in polished mahogany, the fixings are more evident) If the standards have been crossed nailed the specialist joiner will have to cut them out.

1.1.5 Carefully knock out the standards to release their fixings with the handrail, being careful not to damage them.

1.1.6 Cut main handrail away from the newel post on the north-west corner newel at Third Floor West Landing and endeavour to pull out the handrail from the south-east newel (this will have to be cut out with a mini-disk, if required), see Figure 145.

1.1.7 Detach standards from their base fixing and de-nail all standards without damaging the existing timber.

1.1.8 Number and label each standard and section of handrail and package up for reinstatement.

1.1.9 Repeat this process down the staircase (ultimately to the Basement level, but note that the existing joints in the handrail should be utilized, rather than making new cuts on the Basement to Second Floor flights. In the following sketches, Figures 139 - 143, blue marks illustrate where existing joints could be utilized and the red illustrates where new cuts would have to be made. The grey hatched areas illustrate where the balustrade is to remain intact. All standards and sections of handrail are to be numbered and packaged up and marked off against a reference drawing.

1.1.10 Carefully remove the existing moulded facings to the Third Floor West Landing, label up and package for reinstatement.

1.1.11 Remove the metal cappings to the tread ends of the Second to Third Floor staircase and clear away from site (Figure 146). Working from the top down (of the sections of staircase to be repositioned), carefully remove the top tread, trying not to damage the nosing, treads or risers and work down the flight of stairs removing the treads and risers and landing boards. If the treads and risers have been nailed together, or incorporate a rebated joint, these may have to be cut away before the elements can be released. (In the worst case scenario, some of the boarding may be damaged depending on how they have been fixed, therefore some of the treads and risers may need to be repaired or replaced).

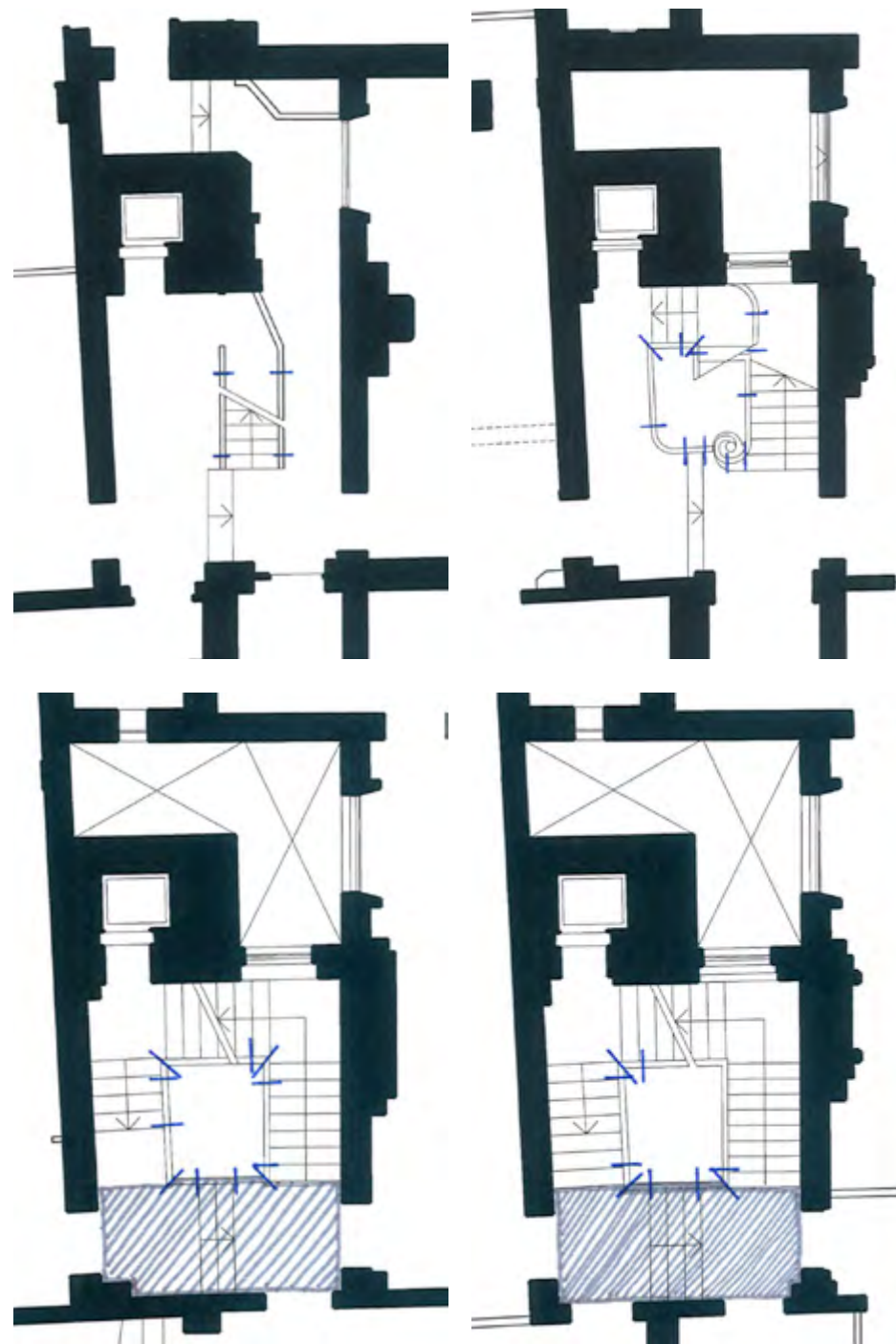


Figure 139 (above): Basement Staircase.
Figure 141 (below): First Floor Staircase.

Figure 140 (above): Ground Floor Staircase.
Figure 142 (below): Second Floor Staircase.



Figure 143 (above): Third Floor Staircase.
Figure 144 (below): Third Floor West Landing detail.

Figure 145 (above): Second to Third Floor Staircase, illustrating cut lines.
Figure 146 (below): Second to Third Floor Staircase, illustrating metal tread cappings.

1.1.12 Using a small mini disk cutter, cut joint between stringers and the newel posts, NB this may only be required on one of the two joints (Figure 145). Label up newel posts and stringers and package for reinstatement.

1.1.13 Carefully detach the softwood timber carriage members, which may be nailed, lap-jointed or mortise and tenon jointed to the landing beams. Label up and package for reinstatement.

1.1.14 Carefully detach the beams forming the half landings, label up and package for reinstatement. Where the beams are cantilevered from the adjoining walls, they may have to be cut out, Figure 147.

1.1.15 Detach the dado mouldings and dado-height panelling, fluted pilasters label and package up for reinstatement.

1.2 First to Second Floor (Three flights and two landings to be dismantled).

1.2.1 Ditto notes 1.1.1 to 1.1.2, 1.1.4 & 1.1.5.

1.2.2 Release existing handrail by carefully cutting open the existing joints, as illustrated in Figures 141 & 142. Where joints are loose endeavour to release joint without cutting.

1.2.3 Ditto notes 1.1.7 to 1.1.9.

1.2.4 Carefully remove the nosings and fillet mouldings from the tread ends, label and package up for reinstatement.

1.2.5 Investigate how the carved tread ends are attached to the stringers. If they are securely attached leave in their existing positions, if not carefully detach, label and package up for reinstatement.

1.2.6 Investigate how the 'architrave' moulding is attached to the base of the stringer, if it can be removed without damage to either element, do so, label and package up for reinstatement.

1.2.7 Carefully remove the replacement nosing and fillet mouldings from the top step of the uppermost flight to be dismantled, label and package up for reinstatement, (it should be noted that the existing nosings are already in a poor condition and will possibly need full replacement). Work down the flight of staircase removing the treads and risers and landing boards. (In the worst case

scenario, some of the boarding may be damaged depending on how they have been fixed, therefore some of the treads and risers may need to be repaired or replaced).

1.2.8 Ditto note 1.1.12 (reference Figures 148 - 150).

1.2.9 Ditto notes 1.1.13 to 1.1.15.

1.3 Ground Floor to First Floor (Three flights and two landings to be dismantled).

1.3.1 Ditto notes 1.1.1 to 1.1.2, 1.1.4 & 1.1.5.

1.3.2 Ditto note 1.2.2 (reference Figures 140 & 141).

1.3.3 Ditto notes 1.1.7 to 1.1.9.

1.3.4 Ditto notes 1.2.4 to 1.2.7.

1.3.5 Ditto note 1.1.12 (reference Figures 151 & 152).

1.3.6 Ditto notes 1.1.13 to 1.1.15 (reference Figures 153).

1.4 Basement Floor to Ground Floor (Three flights and two landings to be dismantled).

1.4.1 Ditto notes 1.1.1 to 1.1.2, 1.1.4 & 1.1.5.

1.4.2 Ditto note 1.2.2 (reference Figures 139 & 140).

1.4.3 Ditto notes 1.1.7 to 1.1.9.

1.4.4 Ditto note 1.1.10 (from the Ground Floor West Landing).

1.4.5 Remove the plyboard strips over the nosings from all steps.

1.4.6 Ditto note 1.2.7.

1.4.7 Ditto note 1.1.12 (reference Figures 155 & 156).

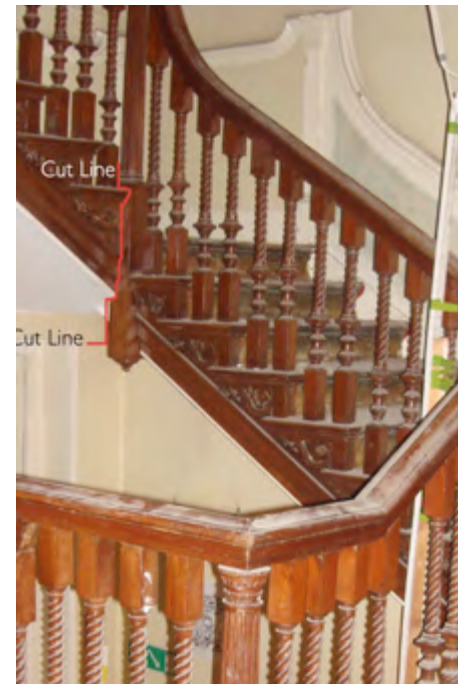


Figure 147 (above): Second to Third Floor Stairs, Underside of North-East Landing.
Figure 148 (below): First to Second Floor Stairs, South-East Landing.

Figure 149 (above): First to Second Floor Stairs, North-East Landing.
Figure 150 (below): Ground to First Floor Staircase South-East & South West Landings.



Figure 150 (above): First to Second Floor Stairs, East Flight.
Figure 151 (below): Ground to First Floor Stairs.

Figure 152 (above): Ground to First Floor Stairs.
Figure 153 (below): Ground to First Floor Stairs, North-East Landing opening up work.



Figure 154 (above): Ground Floor Landing.
 Figure 155 (below left): Basement Stairs.
 Figure 156 (below right): Basement Stairs.

1.4.8 Ditto notes 1.1.13 to 1.1.15.

1.4.9 Detach existing panelling beneath the Basement Staircase, label and package up for reinstatement.

2. Proposed Alterations and Re-erection Process

The proposals involve the enlargement of the Staircase Hall, northwards using the space currently occupied by the lightwell, as illustrated in Figures 5 & 6, 24 & 25, 45 & 46, 59 & 60 and 77 & 78. The principles of repositioning the staircase and extending the landings is illustrated in DCA's schematic drawing, Figures 157 & 158.

Essentially, the staircase flights on the north, east and west walls will remain the same but will be dismantled and reconstructed further to the north, within the enlarged staircase hall. The east and west landings will be extended northwards to connect the reconstructed staircase with the southern section, which will remain in tact. The extended sections of landing balustrade and dado-height panelling will match the pattern of the work directly adjacent, this is illustrated in JHA's drawing Figure 159.

The Staircase will be recreated using timber structure matching the existing method of construction. Where existing joints have been cut to dismantle the structure, mortise and tenon joints will be re-formed so that the structure is constructed in a similar way as it was originally, the Figures 160 & 161 specify how this might be done. The details of the reconstructed staircase will be worked up with the specialist joiner and approved by the Conservation Architect prior to works being carried out.

The design team are confident that the proposal will reuse all the existing structural and decorative elements and repair joints to recreate the original construction method. As highlighted in the schedule of dismantling, the most vulnerable elements are the staircase treads, which survive in a poor condition. The design team will ensure that the maximum historic fabric is retained during the dismantling of the staircases, but even if the staircase were to be retained in its current position, the nosing would largely have to be replaced.

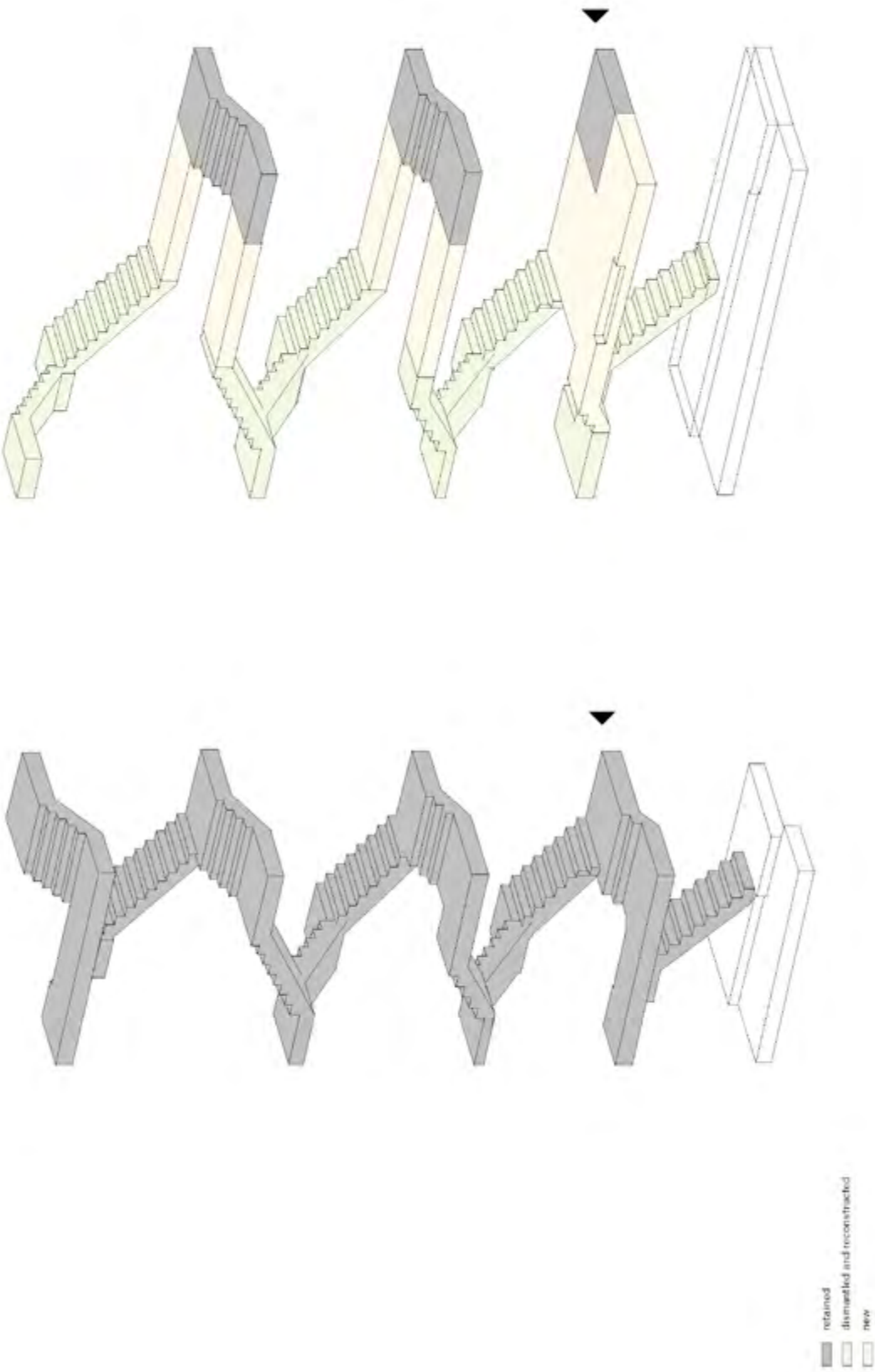


Figure 157: David Chipperfield Architect's schematic diagram of reconstructing the existing staircase.

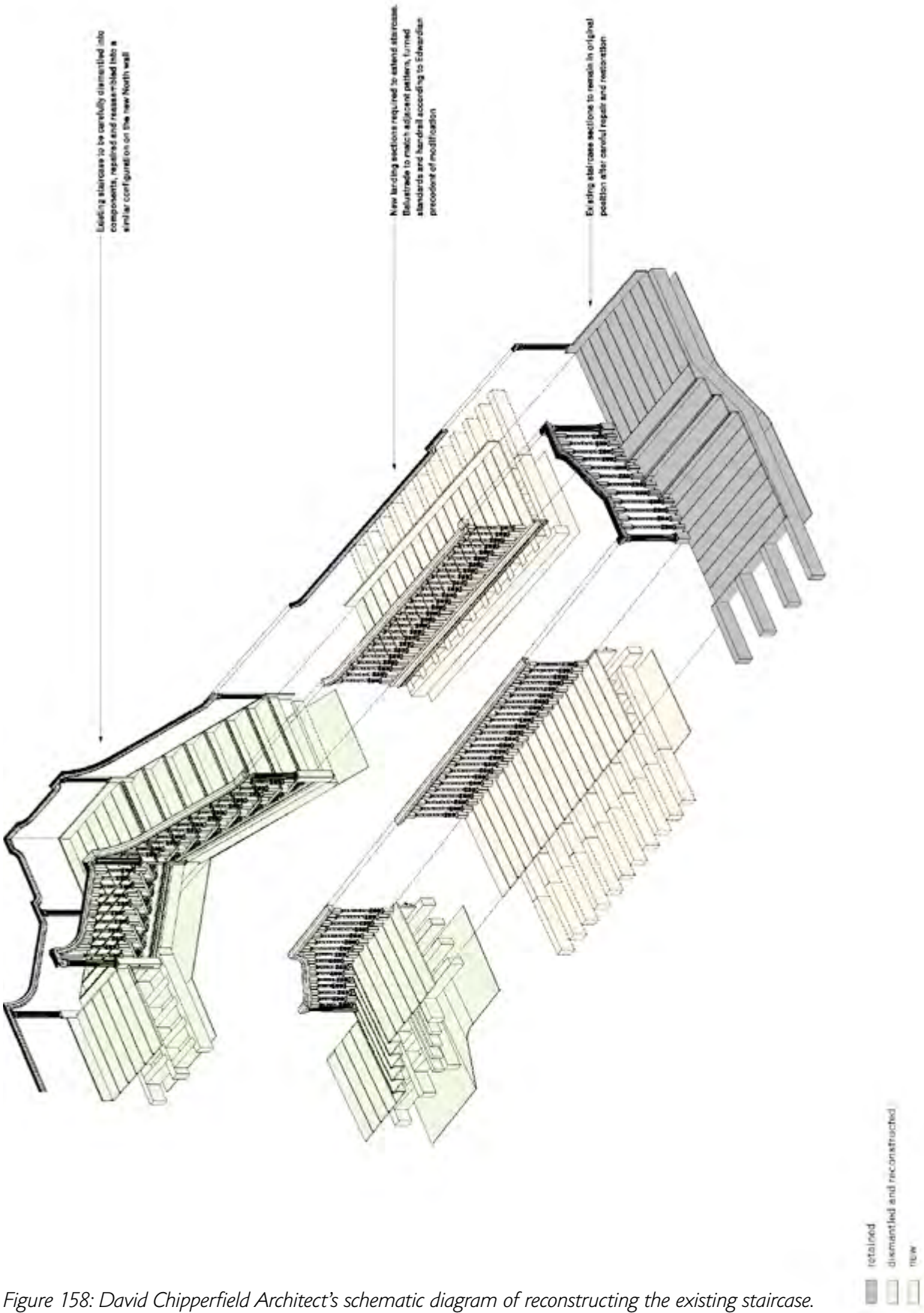


Figure 158: David Chipperfield Architect's schematic diagram of reconstructing the existing staircase.

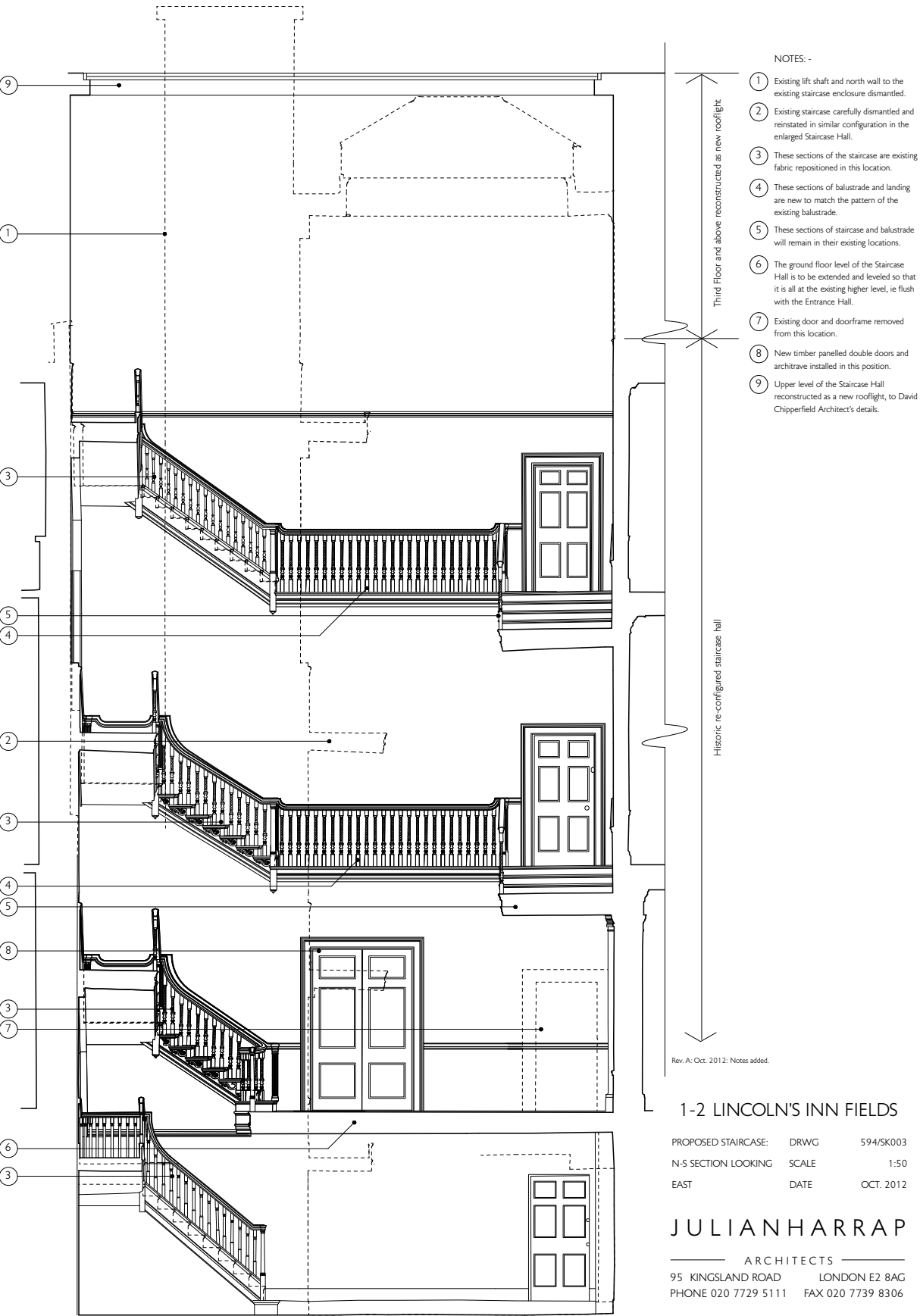
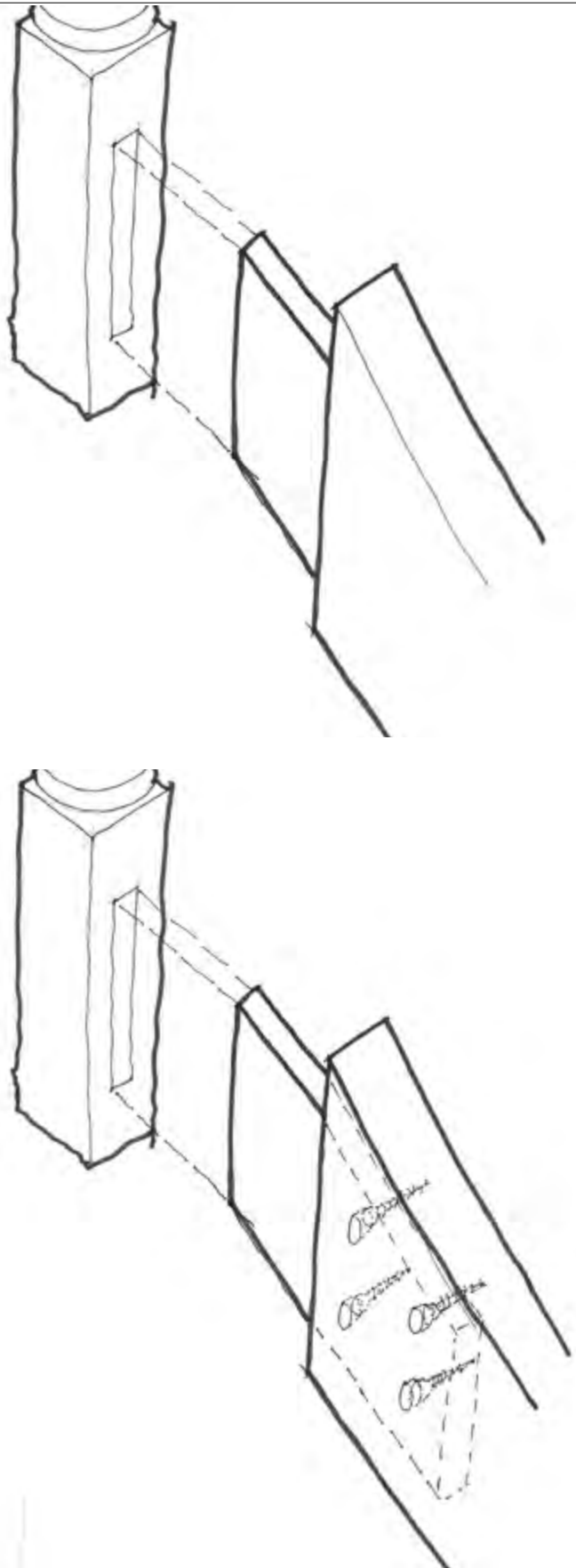


Figure 159: Julian Harrap Architect's East Wall of reconstructing the existing staircase.



Figures 160 & 161: Sketch of existing mortise and tenon joint between newel and string and proposed repair.

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