



11 Stone Buildings, Lincoln's Inn Design and Access Statement

Submitted To:
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Job Number: 500066

Vision, form and function

Ingleton
Wood

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1.0 Introduction



This Design and Access Statement has been prepared by Ingleton Wood LLP on behalf of The Honourable Society of Lincoln's Inn.

It accompanies two applications for full Planning Permission and Listed Building Consent for separate works; one for the installation of a lift inclusive of a new lift shaft and overrun, and a second for the implementation of a new heating strategy requiring the replacement of existing radiators with modern efficient heating units; along with minor alterations, general upgrades and repair works.

This report responds to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2015 (the GDPO) for planning applications to be accompanied by a Design and Access Statement. The structure and content of this statement has been informed by the Design and Access Statements: how to Write, Read and Use Them (CABE, 2007). The report is to be read in conjunction with the other planning documentation.

Image 1:
Historical Sketch
of the Inn

2.0 Site and surroundings

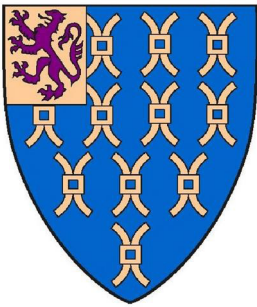


No. 11 Stone Buildings is a grade I Listed Building sitting within the Lincoln's Inn Estate, situated in the Bloomsbury Conservation Area. The site itself is dominated by historic and listed buildings with few buildings that are not listed or considered to make a positive impact. Similarly, the gardens, trees and general open space surrounding the buildings are considered to be historically important, whilst also providing an important wider public amenity.

11 Stone Buildings is bounded by Chancery Lane to the east and Stone Buildings to the west. The only entrance is from Stone Buildings and this forms the principle elevation. Buildings immediately to the west are of similar design which terminates at the end of Stone Buildings, whilst buildings to the east along Chancery Lane vary in both design and historical importance.

Image 2:
Current view of
Stone Buildings

3.0 Use & Layout



The existing building is currently unoccupied, however, its previous use as legal chambers will be retained when the new tenants gain occupation following completion of the proposed alterations. The ingoing tenant currently occupies No.2 Stone Buildings adjacent, and intends to supplement their facilities with utilising No.11 Stone Buildings as staff premises; with no access to the general public.

The existing layout generally, is retained or altered back to reflect its original state. The proposal does not seek to extend the building outside its current footprint; all of the development will be within the confines of the existing plan. The main alteration within the first proposal is the new lift shaft sited within the existing disused, partially infilled light well to the south of the building. This specific location has been selected to utilise redundant and previously altered space; it impart impacts on modern additions such as the ground floor WC. Siting the lift shaft as proposed, reinstates the shaft that would have extended throughout the building in the original light well, and minimises change to the building fabric.

As part of the second scheme the basement remains relatively unchanged. Alterations to the ground floor include an amended layout to the Kitchenette to provide 2no. WC's, removal of modern UPVC doors to open up the central corridor, and where rooms are divided head height glazed partitions have been utilised to retain the overall plan of the room, and to allow for reversibility. Adjustments to the first floor are restricted to the removal of a modern partition

separating an office, this returns the room to its original form.

In line with the new heating strategy in the second proposal, the existing wet radiator system is to be removed in its entirety. The new system places heating units in similar positions to the existing, and proposes to employ traditionally designed timber casings to sympathetically conceal the units. Pipework is to be routed utilising existing notches and holes in joists, or by routing between ceiling and floor structures. These alterations provide a greater energy efficiency whilst limiting the impact on the existing fabric.



4.0 Scale

The installation of the lift shaft and associated lift overrun creates an increase in roof height in the locality of the shaft, this however, is only marginally higher than that of the existing central flat roof; and is concealed by the existing pitched elements. The second scheme proposes a slight increase in the height of the access hatch onto the roof to allow for safe access for servicing of the M&E equipment which again, is sited below the adjacent ridge line.

6.0 Landscaping

No change in landscaping is proposed and therefore this is not considered applicable.

5.0 Appearance

To ensure the quality of works are reflective of that of a grade I Listed Building, replacement materials are to generally be on a 'like for like' basis to retain the traditional historic fabric.

New flat roofing to the lift overrun in the first scheme will be constructed with a matching lead finish in keeping with the existing fabric.

Both the pitched and flat roofs will be upgraded as part of the second scheme utilising matching Welsh slate and replacement lead with wood cored rolls; thus replicating the traditional covering at present and providing a durable finish in keeping with the heritage of the existing building.

As part of the heating strategy upgrade, condensers and other M&E plant will be sited on the flat roof, however, this will be concealed by the existing pitched elements; resulting in an unchanged appearance when viewed from street level.

Image 4:
Principle
elevation of
no.11 Stone
Buildings



7.0 Access

Transportation links to the building are strong with a PTAL (Public Transport Accessibility Level) rating of 6a (excellent) and will remain unaffected as part of the works.

Access into the building will remain as existing through the central stepped entrance on the principle elevation; as there is no other current means of entering the building. With this in mind, the entrance and associated principle elevation are considered to be an integral historical feature and with the Listed Building constraints, this entrance is to be retained without alteration. The Inn does retain portable ramps for temporary use in order to provide inclusive access with the existing double entrance doors providing a wider clearance.

The ingoing tenants occupy adjacent buildings which provide full DDA access and are utilised for public meetings; 11 Stone Buildings will solely be an employee zone.

Access to upper floors is by a single staircase extending from the basement to the second floor. The installation of the proposed lift shaft and lift provides accessibility to all floors for both occupants as well as providing a safe method of transporting files and boxes, a regular requirement of the nature of the business undertaken by the incoming tenants.

8.0 Summary

The outcome of the proposals will be a traditional, heritage building that has been sympathetically altered to ensure it is fit for purpose and will remain in its historic use. Where alterations are necessary, it is considered that these are sensitive to the fundamentals of the building; and where they may compromise this, reversible methods are utilised.

Image 5:
View south
towards Old
Square



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