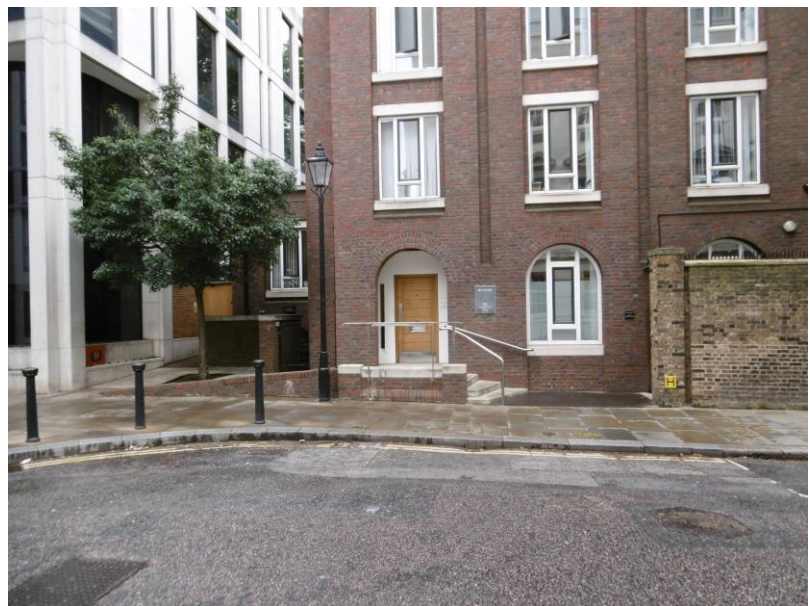


# WILLIAM MARTIN

PROPERTY AND CONSTRUCTION CONSULTANTS

## DESIGN AND ACCESS STATEMENT



**30 Lincolns Inn Fields  
London  
WC2A 3PD**

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Our Ref: 10769

Dated: 18<sup>th</sup> July 2016

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## **1.1 INTRODUCTION**

The application comprises the removal of the existing railings and the installation of railings and pedestrian gates at the northwest corner of North Gardens as a means of enclosure for 30 Lincoln's Inn Fields. It is also proposed to insert a toughened glass balustrade with steel handrail to identically match that of the existing glass balustrade as a means to fully enclose the front entrance.

We can confirm that very similar proposals were approved by the London Borough of Camden in 2004 under application number [2004/5033/P]. The approved works were not completed within a 5 year period as per condition 1 and as a result we submit new proposals for consideration.

The installation of railings with gates will create an enclosed area at the front 30 Lincoln's Inn Fields which will significantly improve security as a whole and also prevent homeless persons from using the sheltered area to the left hand side.

It has been reported on a number of occasions that homeless persons sleep in the sheltered area to the left hand side of the front entrance. Furthermore, the paved area in the front entrance is frequently sanitised due to a strong odour of urine.

The proposed railings will enhance the local aesthetics as similar railings are common place in London and also in the immediate vicinity. An example are the decorated wrought iron railings that enclose the nearby Lincolns Inn Fields [Figure 7].

## **1.2 AMOUNT**

The floor area is not being increased or decreased.

## **1.3 LAYOUT**

The layout of the front entrance will not change and the tree will not be affected.

The existing configuration is an open front entrance with brushed steel handrails and railings opposite the front entrance doors to 30 Lincolns Inn Fields. The proposed configuration includes the installation of 1.80 metre high railings along the length of the property with two pedestrian gates at either end.

## **1.4 SCALE**

The proposal is to remove the existing brushed steel railings and handrail and replace with decorated mild steel railings and gates in accordance with the attached plans.

## **1.5 LANDSCAPING**

No change to landscaping

## **1.6 APPEARANCE**

The appearance of the front elevation will be altered as the front entrance will no longer be open plan however, enclosed with railings and pedestrian gates. We consider that the proposals are in keeping with area as other properties in the vicinity have decorated railings at the enclosing the front. Examples are the buildings around Lincolns Inn Fields that benefit from railings and gates enclosing their front entrances in many different styles. [Figure 8]

Moreover, the proposed decorated mild steel railings will closely match the style and character of the wrought iron railings enclosing Lincolns Inn Fields. As a result, we do not consider that the proposals will have a detrimental impact on the appearance.

## **1.7 USE**

The current use of the building is (B1) Business – Offices and the proposed works to enclose the front entrance with decorated mild steel railings and pedestrian gates will not change the use class.

## **1.8 ACCESS**

The entrance to 30 Lincolns Inn Fields is accessed by a DDA compliant ramp to the left and steps to the right. The access into the property will be different as the existing area is open with central brushed steel railings and handrails.

However, the proposal will enclose the entire front garden with a row railings with two gated openings with a large single gate serving the ramp access and two smaller double gates that open inwards serving the step access. We can confirm that the proposal will be compliant with The Equality Act 2010.

**Appendix A : SITE PHOTOGRAPHS:**

**Photograph 1**

Front entrance



**Photograph 2**

Left hand side of front entrance and ramp access



**Photograph 3**

Position of the proposed large gate for DDA compliance



**Photograph 4**

Existing brushed steel railings and handrails





**Photograph 5**  
Entrance steps into the property



**Photograph 6**  
Position of the proposed large gate for DDA compliance



**Photograph 7**

Position of the proposed large gate for DDA compliance



**Photograph 8**

Position of the proposed large gate for DDA compliance

