

David Chipperfield Architects

1-2 Lincoln's Inn Fields Listed building, Design and access statement January 2014

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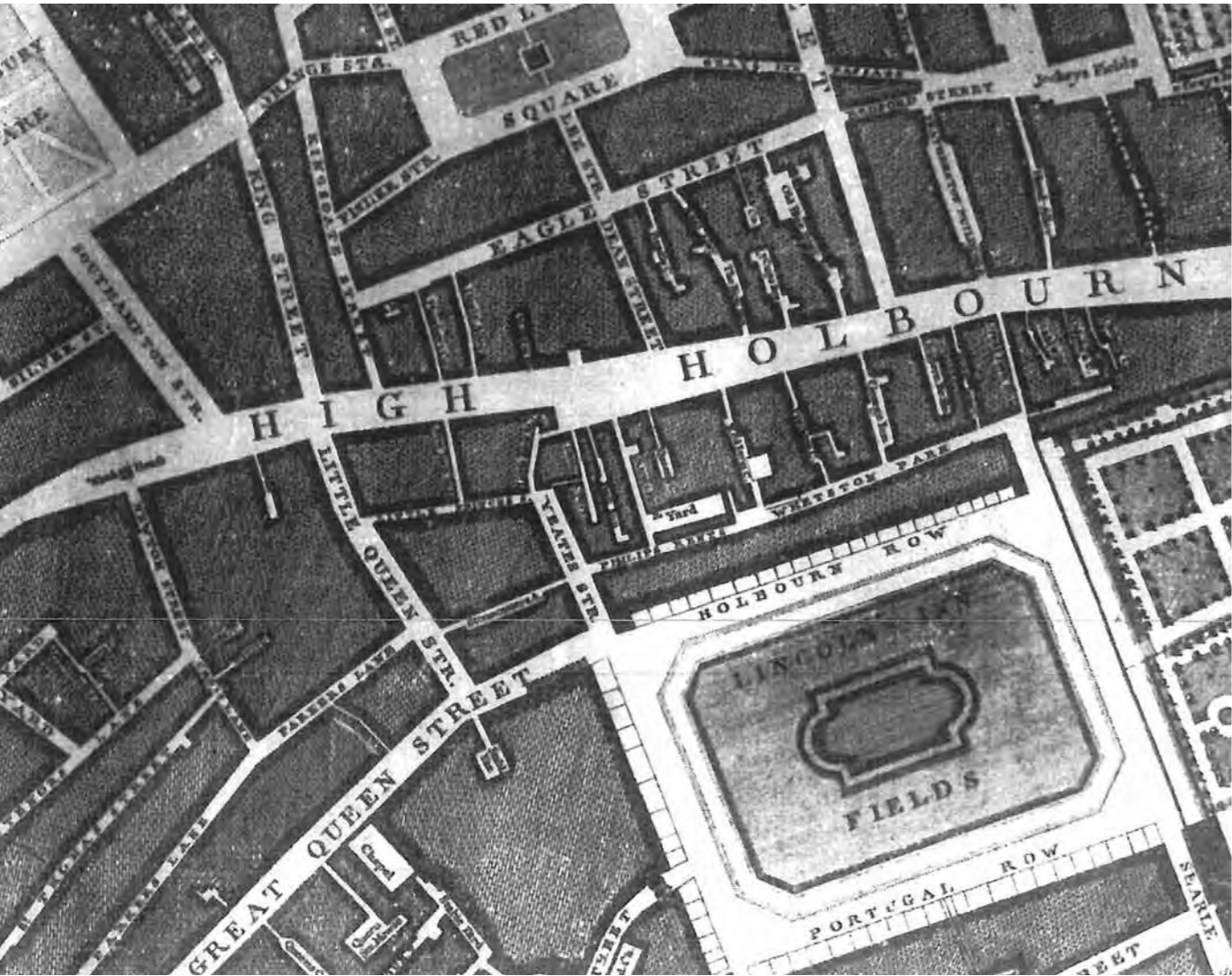
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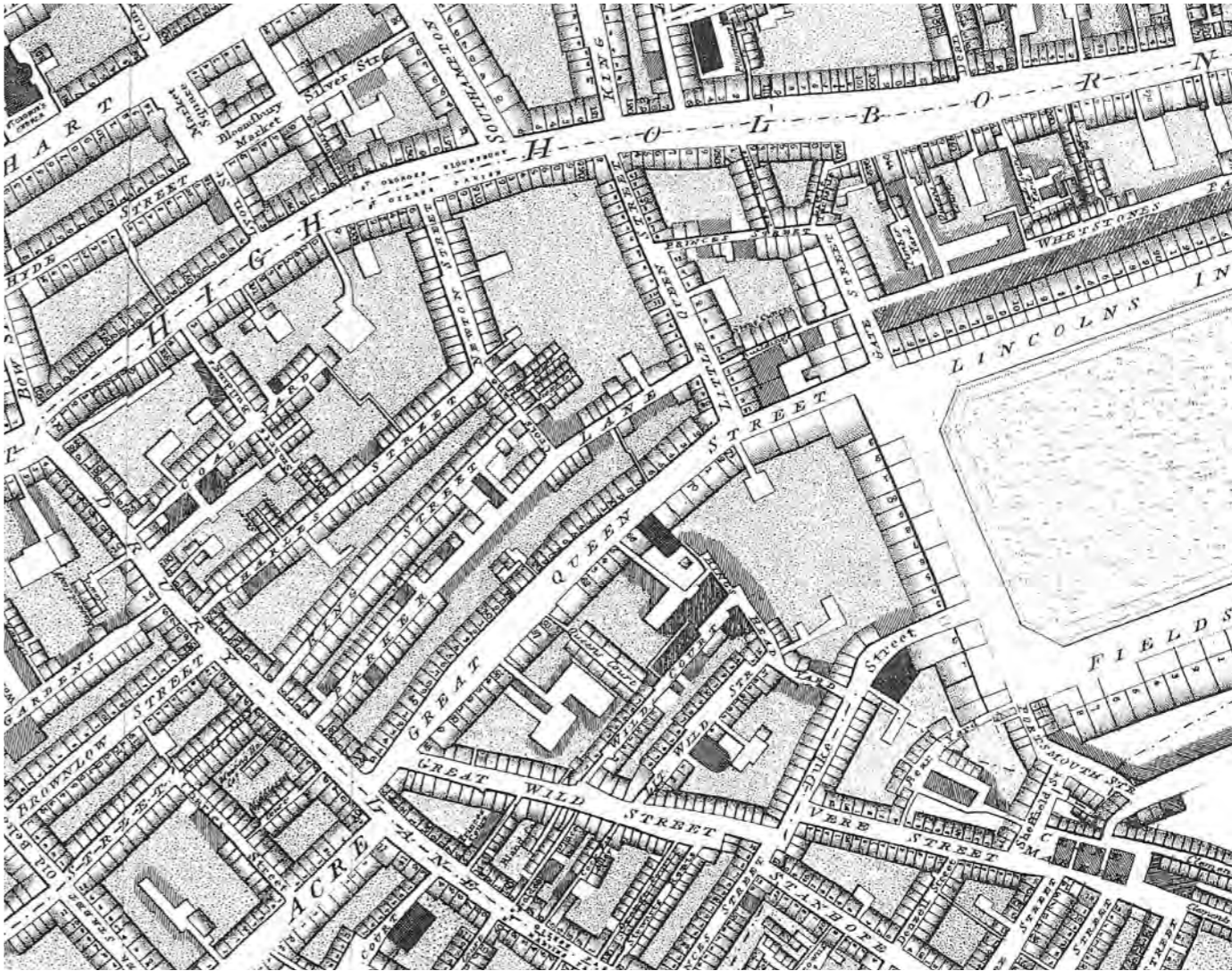
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Introduction

This design and access statement presents the proposed restoration and alterations to No's 1 and 2 Lincoln's Inn Fields and should be read in conjunction with the detailed existing and proposed drawings. The purpose of this report is to provide scheme design information and to explain the rationale behind the design, and the process that led to the development proposals.



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1 Executive summary

Anish Kapoor purchased 1-2 Lincoln's Inn Fields in May 2009 with the intention of restoring the property to its original state as a single family dwelling for himself and his family. His vision for the property is to sensitively conserve and restore the original fabric while improving and updating some of the rooms compromised during the joining of the two original houses and in subsequent alterations.

The key elements of proposed works are as follows

- removal of existing lift and lightwell to enable reconfiguration of main stair within an enlarged stair hall.
- introduction of new lift and lobby space in existing north east lightwell adjacent to Whetstone Park.
- full conservation of all historic rooms on ground, first and second floors with minor interventions and alterations to integrate modern services.
- reconfiguration of rooms and upgrading of finishes in basement to create a guestroom, small spa, support spaces and staff accommodation.
- structural opening up and extension of third floor to create larger spaces including the introduction of a new glass lantern over the stairs and external roof garden space.
- retention of existing external envelope and roof profile as seen from Lincoln's Inn Fields and Remnant Street. Removal of roof at rear of No.2 to make way for extended third floor.

The existing established use is offices although the buildings were originally conceived and built as residential homes. The proposals aim to return the heritage asset to its original state and therefore this application also involves change of use from B1 offices to C3 dwelling house.

The proposals have been developed by David Chipperfield Architects in collaboration with Julian Harrap Architects, who are both dedicated to the principles of sensitive restoration and reconstruction as demonstrated by numerous important historic projects in the UK, Germany, Spain and Italy.

The Listed building, Design access statement has been prepared by David Chipperfield Architects.

The proposals have been developed in accordance with the advice included in the following reports:

- Heritage statement of significance by Julian Harrap Architects
- Heritage impact statement by Julian Harrap Architects
- Structural report, including desktop geotechnical and soil condition report by Davies Maguire + Whitby.
- Environmental impact and sustainability report by Environmental Engineering Partnership
- Environmental noise survey and mechanical plant noise assessment by Paragon Acoustic Consultancy
- Protected species survey by The Ecology Consultancy
- Daylight and sunlight impact assessment by Drivers Jonas Deloitte



Watercolour of No.1 Lincoln's Inn Fields viewed from Remnant Street c. 1820

2 Consultation process

Planning history

Prior to its purchase, the property was the premises of solicitors and had been from the late 19th century onwards, with various alterations carried out that enabled the former house to function as offices. Planning records starting from the 1950s show these alterations included the introduction of additional partitions and openings, the construction of a new lift within the existing central lightwell, the introduction of toilets in the basement and various access alterations and additions at roof level.

Purchase of the property

In 2009 Anish Kapoor purchased 1-2 Lincoln's Inn fields and began the process of appointing a design team to help him realise his vision for the restoration and update of the property. David Chipperfield Architects were appointed in 2010 to carry out a feasibility study and prepare schematic designs for the house.

Initial proposal and planning consultation

From late 2010 to mid-2011 proposals for the property were developed by David Chipperfield Architects. These proposals involved removing some of the rear rooms and the main central stair to open up the house making it lighter and brighter. In July 2011 consultations were held with English Heritage and Camden Council. Formal comments were received from English Heritage in August 2011 that advised against the level of intervention and demolition that was being proposed.

Revised scheme and second planning consultation

Following receipt of advice from English Heritage, David Chipperfield Architects revised the proposals to minimise the impact of alterations, limiting significant alterations to the already heavily altered roof and the basement level where much of the historic fabric had been lost. A second on site consultation was then held with English Heritage and Camden in November 2012.

Further revisions and consultations

In early 2013 the scheme was revised further to retain more historic fabric at roof level. Further consultations were held in April and May with Camden and English Heritage respectively leading to more analysis of the historic fabric at roof level and of the staircase which are described in detail in appendices of the Julian Harrap architects' heritage impact statement.

Current proposals

Following the analysis carried out by Julian Harrap architects and English Heritage's subsequent declaration of support for the scheme a final on site consultation was held with Camden and English Heritage in September 2013. In this meeting the current proposals were presented along with the Heritage Impact statement aim to address all heritage and planning concerns while maintaining the vision for 1-2 Lincoln's Inn Fields.



3 Context



Aerial photo of the local area

- 1 1-2 Lincoln's Inn Fields
- 2 Lincoln's Inn Fields
- 3 Kingsway
- 4 Gate Street
- 5 Whetstone Park
- 6 Society of Lincoln's Inn
- 7 Holborn Station
- 8 High Holborn





View of 1-2 Lincoln's Inn Fields in context

Chronology of 1-2 Lincoln's Inn Fields

Lincoln's Inn Fields Nos. 1 to 12 were completed in 1657 by Arthur Newman as one of the first commercial residential developments in London. Lincoln's Inn Fields had been divided up between different developers with no restrictions regarding either size or style. This led to varied construction which developed into today's disparate buildings around the square. Although untouched by the fire of 1666 many of the houses, including Nos. 1 and 2, were rebuilt in the 18th century.

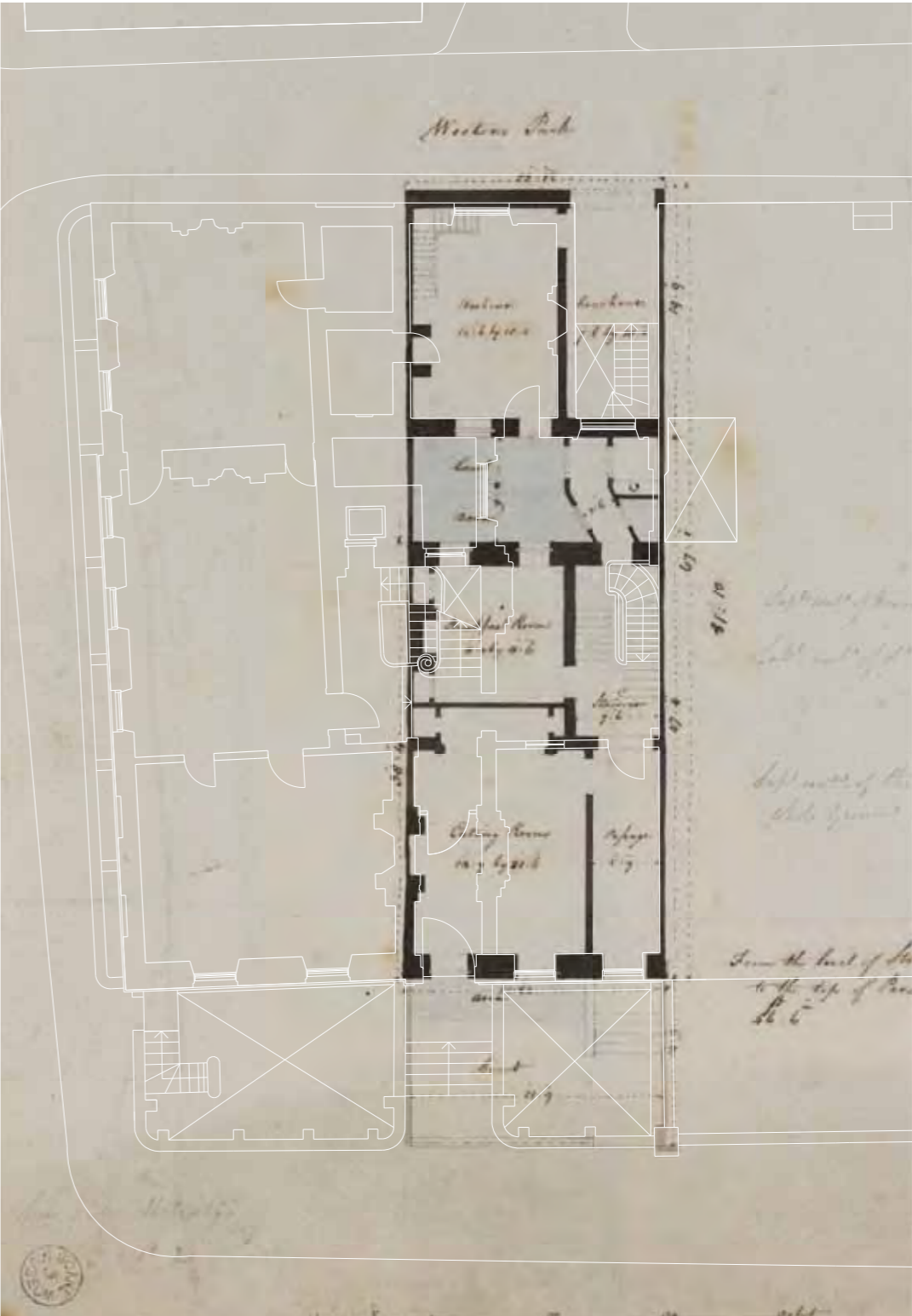
John Soane surveyed No.2 in 1792 and later purchased Nos. 12, 13 and 14. The eminent surgeon Henry Cline bought No.2 in 1798 and it is suggested in the Survey of London that the two properties were conjoined by him, in 1820.

The rate books for this period, however, contradict this claim and show the properties were actually united as late as 1840. The alterations were carried out by George Thomas Ellison, then resident of No.2 following the vacation of Robert Holford from No.1 in 1839. When the two properties were joined there was a 'campaign' to bring the now unified property up to date, explaining why much of the joinery and marble chimneypieces throughout the house date from this early Victorian period.

As part of these alterations the central entrance corridor was introduced and the stair and rear wall of No.2 was removed, the middle room extended towards Whetstone Park. This now took up most of the small exterior court area between the house and the wash house, leaving a small lightwell to the west. Both coach house and wash house were then removed from behind Nos. 1 and 2 and a stack of extra rooms built at the rear of each house, all decorated in late Regency / early Victorian style. While the middle and back rooms of No.1 benefited from large windows overlooking Gate Street, the lightwells were left open to maintain daylight in the new middle rooms of No.2. These rooms remained quite enclosed and dark, however, due to their elongated proportions.

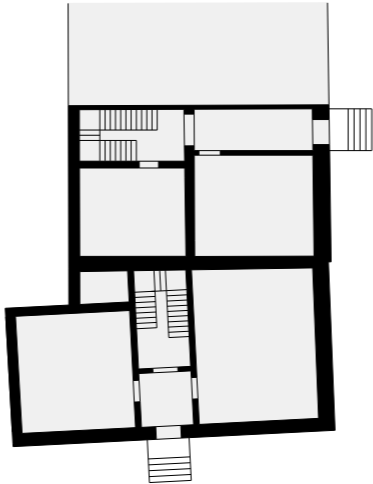

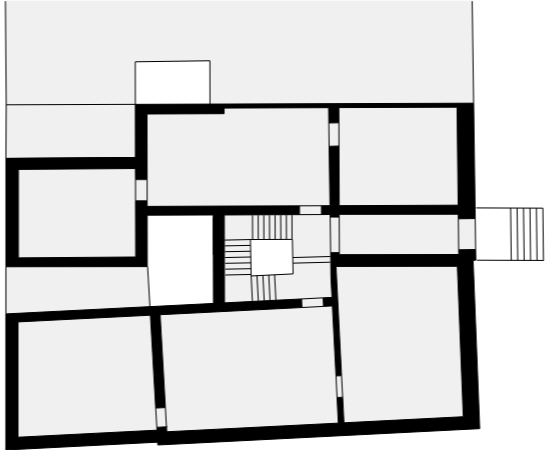

It is not clear whether the main stair was relocated during the 1840 alterations or later – possibly as late as 1895, during works carried out during this time to upgrade the property for use as solicitors' offices. The fact that a large number of the stair balusters appear to be late Victorian or even Edwardian, would seem to support this theory. The stair in the middle room of No.2 from ground to basement and small stair between the front rooms on first floor also appear to be from this later period. It was also most likely during this upgrade that the rear lightwell between Nos. 1 & 2 was infilled accommodating strong rooms for securing legal documents.

During the 20th century the house was used as offices and the rooms were subdivided into smaller offices and corridors. The property was grade II listed in 1951 based on the information in the Survey of London from 1912. More recently, the office partitions were stripped out to reveal the impressive size and proportions of the original rooms.



Existing plan overlaying John Soane's survey of No. 2, 1792, 1:100, Courtesy of the Drawing Archive, Sir John Soane Museum

Timeline

Timeline*			
1653	Plot of ground on the north side of Purse Field sold to Arthur Newman with full liberty to build as many houses as he should deem fit. The west end abutted the highway from Little Turnstile.		1657 No.1 and No.2 completed
1657	No.1 to No.12 completed		
1730-1731	No.1 demolished and rebuilt		1730 - 1748 No.1 and No.2 rebuilt; wash and coach houses added
1746-1748	No.2 demolished and rebuilt		
1792	Survey of No. 2 by Sir John Soane		
1798-1827	No.2 purchased by Henry Cline, eminent surgeon, Master of the Royal College of Surgeons in 1815		
1838	No.2 purchased by George Thomas Ellison, solicitor.		
1840	No.1 and No.2 were united with a new entrance corridor tunnel and many other modifications / alterations.		1840 No.1 and No.2 united and modified, staircase relocated between the 2 houses
1895	Further alterations made to upgrade the property for use as solicitors' offices possibly including the relocation and alteration of the main stair.		1895-1900 Further adaptations to convert houses into offices 20th century Lift and partitions added
1951	Grade II listed		

* Subsequent to meetings held with Camden and EH in July 2011 the client has commissioned a historic survey and analysis of the property. This report is contained within the Statement of significance by Julian Harrap Architects.

Historic Environment / Significance

Nos. 1 and 2 Lincoln's Inn Fields are part of the fabric and character of Lincoln's Inn Fields and are important examples of a particular historical building type, the London Georgian townhouse. The property's greatest assets are the impressive scale, proportions, fabric and finishes of the original main elevations and rooms. A more detailed analysis of the historic fabric of the house can be found in Julian Harrap Architects' Statement of significance

Exceptional significance

Original fabric and finishes that are of great historical interest and are of exceptional importance to the house's appearance, experience and character

- exterior facades to Lincoln's Inn Fields and Gate Street
- interiors of the front and middle rooms of No.1 and the front room of No.2 (overlooking Gate Street and Lincoln's Inn Fields), including the fire places, cornices and panelling in some rooms.

Considerable significance

Fabric and finishes that are of some historical interest but largely dating from after 1840

- the main stair
- rear rooms to no's 1 and 2
- the roof as seen from Lincoln's Inn Fields

Some significance

An element of lesser interest, or one which has been partly altered or adapted

- third floor rooms
- secondary stairs (From ground floor to basement and between 1st floor front rooms

Low significance

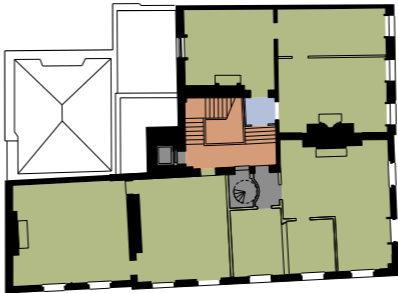
Fabric and finishes that contribute minimally to the house's appearance, experience and character

- 20th century additions to cornicing, dado rails, panelling on second and third floors
- lightwells
- basement interiors
- small storage rooms at back of between No.1 and No.2

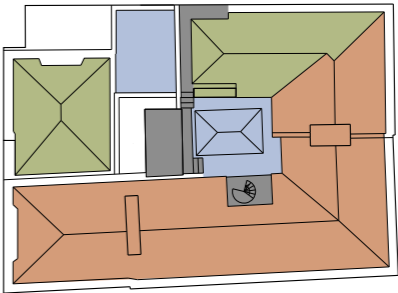
No significance / Harmful

An element whose presence detracts from the value and interest of the building or directly threatens it

- lift
- fire doors and stairs
- added drainage pipes on facades



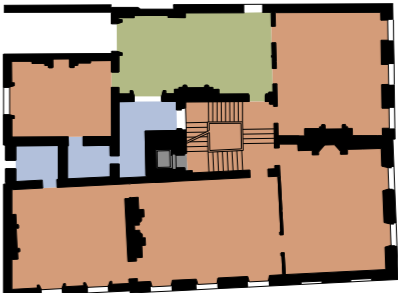
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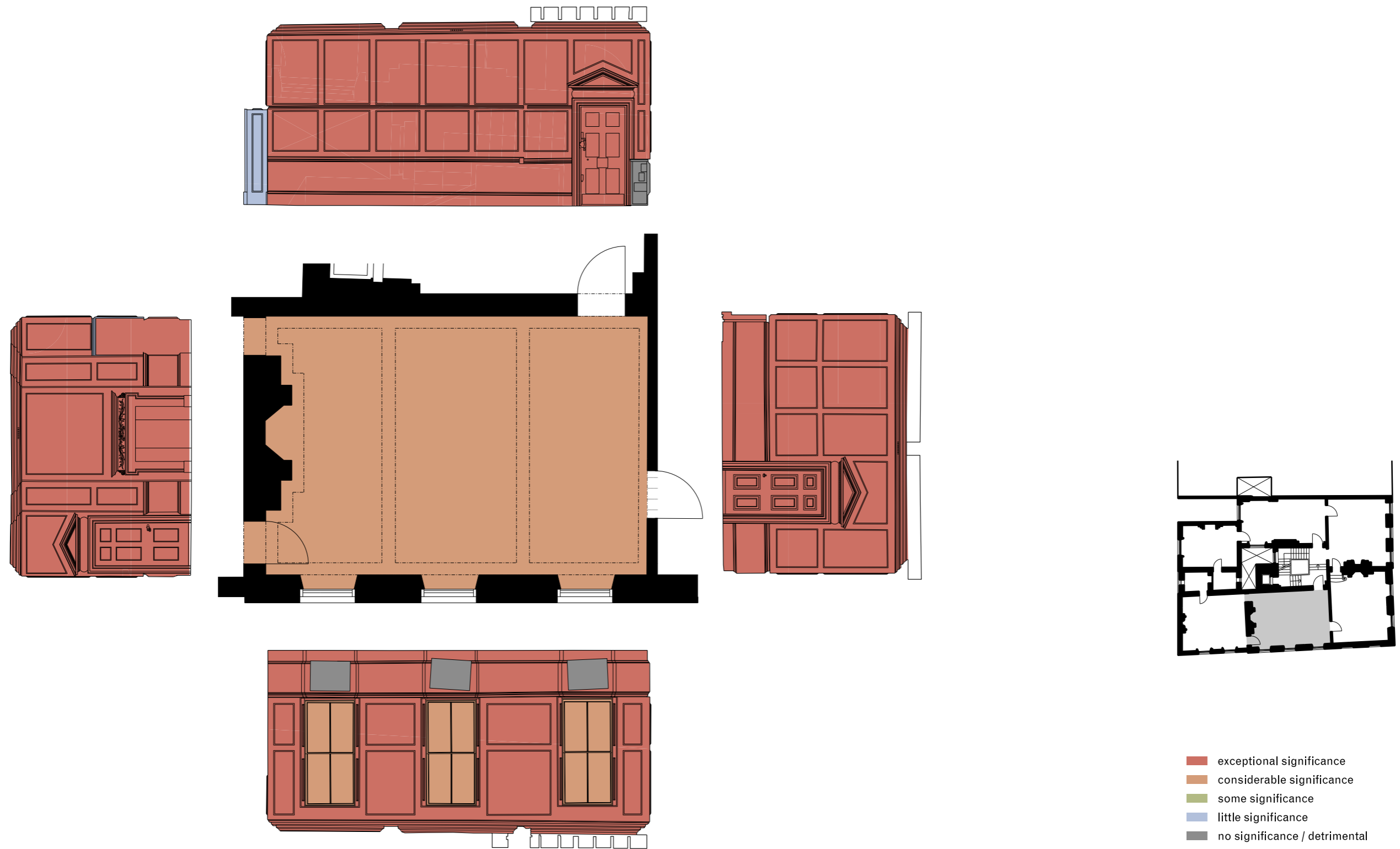


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Significance plan diagrams based on Julian Harrap Architects' (JHA) Statement of significance report



Internal elevations of room 102 showing JHA levels of significance (NTS)

Key historic features

1-2 Lincoln's Inn Fields listed status covers the entire building. Key features within the interiors can be identified on the photographs on the right. They include fireplaces, both from the original 18th century houses and from the early Victorian campaign carried out when the two houses were conjoined in 1840. Georgian panelled interiors and doors with ornate architraves are found in the principle rooms of both houses on ground and first floor. Well maintained window boxes with shutters are found in the principal rooms as are several decorative ceilings. The main stair, though not original, contains original material and forms a central feature to the conjoined houses.



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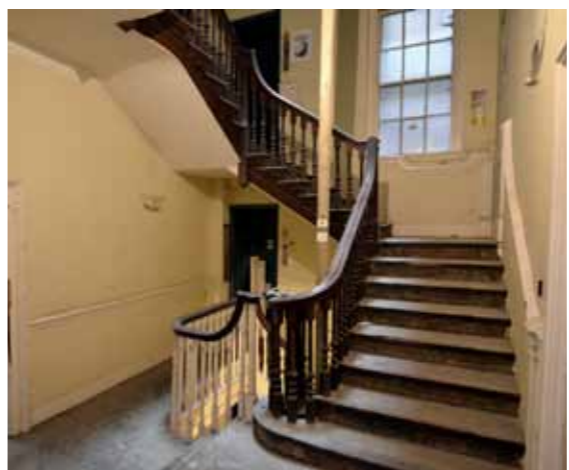
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Photographs of key historic features

- 1 Georgian fireplace in room 001
- 2 Georgian fireplace in room 104
- 3 Early Victorian fireplace from 1840s campaign
- 4 Original ornate ceiling in room 104
- 5 Ornate carved doorcase and architrave in room 104
- 6 Window boxes with shutters in room 103
- 7 Full height timber panelling in room 102
- 8 Main staircase
- 9 Top view looking down main staircase

Current condition

At present the house is in a state of disrepair with more severe water damage at the north rooms of No.1. Following a period of vacancy the house is now occupied with resident guardian tenants living in the four front rooms on the ground and basement floors of No.1 and No.2.



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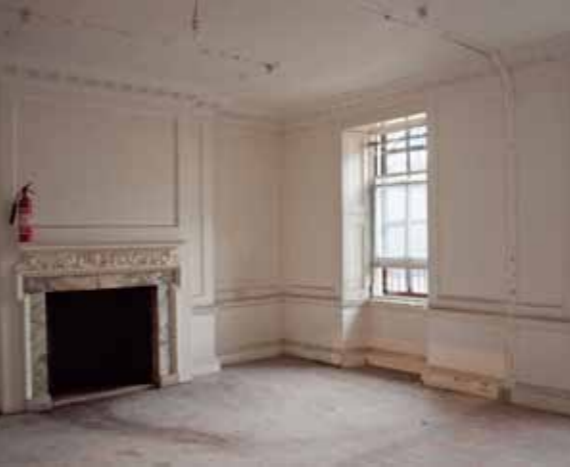
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Photographs of current condition of the house

- 1 Slate and lead roof over rear rooms of No.2
- 2 Severe water damage to plaster ceiling in room 203
- 3 Severe water damage to plaster ceiling
- 4 Minor damage from modern partitions and panelling in room 201
- 5 Moderate damage to cornice and loss of ceiling in room 102
- 6 Modern false ceiling and boxing out in room 105
- 7 Water damage to walls and ceiling in ground floor room 003
- 8 Minor damage from modern partitions in 001
- 9 Moderate damage to nosings, treads and risers in main stair

4 The site

Heritage context

Lincoln's Inn Fields is London's largest garden square and from at least 1376 the fields were a place where Londoners went for walking and sport. By the mid-17th century a developer, William Newton, had acquired control of the fields and had begun to develop them as a residential square. The north side of the square (Nos. 1-12) was completed in 1657; however, the complete row of houses including Nos. 1 and 2 were rebuilt in the 18th century.

Today Lincoln's Inn Fields sits within sub-area 9 of the Bloomsbury conservation area and is characterised by the large scale of the central gardens and the wide roadway on all sides. In addition to this, the extending pavements at each corner imbue a sense of openness and space affording long views on all sides. The mature trees in the square also make a significant contribution to the character and appearance of the Conservation Area.

Currently the north side of the square comprises a row of townhouses of different ages and styles, most of which are listed. They tend to occupy narrower plot widths than the properties on the west side. Dating from the early 18th to 20th centuries, the properties range from three to six storeys. The most notable buildings in the row are Nos. 12-14 housing Sir John Soane's Museum. Listed grade I, these three linked four storey houses were built and remodelled by Soane, for use as his house, studio and as a museum, over three decades from circa 1792 to 1824.

- Existing buildings
- Listed buildings
- Green space
- Bloomsbury conservation area



Heritage context site plan (1:2500)

Neighbouring buildings



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Photographs of neighbouring buildings

- 1 View of Powis House on Gate St (c.1669), Grade II*
- 2 View of 17-18 Lincoln's Inn Fields (c.1872), Grade II
- 3 View of Lindsey House on Gate St (c.1641), Grade I
- 4 View of the North side of Lincoln's Inn Fields
- 5 View of Nos. 6,7,8 Lincoln's Inn Fields, all Grade II
- 6 View of John Soane Museum (c.1792-1824) Grade I
- 7 View of entrance to Whetstone Park
- 8 Whetstone Park view of the rear of Nos. 10-11
- 9 Whetstone Park view of the rear of Nos. 14, 15-16



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Location and access

The site is located at the northwest corner of Lincoln's Inn Fields in the borough of Camden. The location of the house at the corner of this large urban square means one is afforded distant views of it from the southern approach along Lincoln's fields. The southern portion of the west elevation along Gate Street is also visible from the Kingsway via Remnant Street. The narrowness of Whetstone Park to the north and Gate Street to the west mean that views of the north elevation are much more restricted.

The property is accessed via the central stepped entranceway on Lincoln's Inn Fields created when the two properties were conjoined in 1840. There is limited scope for introduction of accessible ramped access within the existing main entrance and so it is proposed to introduce level access at the rear of the property on Whetstone Park. This will be made feasible by the new lift shaft introduced into the existing lightwell void at the north of No.2.

Deliveries to the house and waste collections will also be made either via this level lift access at the rear of the property or via the refurbished stairs leading down to the lowered courtyards from Gate Street. The existing arches in the undercroft of the main stepped entranceway will be opened up to enable the front access at basement level to be reinstated.



View of No's 1 and 2 Lincoln's Inn Fields from the south end of Gate Street

Public transport, parking and servicing






The proposed change of use from office use (B1) to single residential use (C3) means an anticipated drop in vehicular pressure on the site. The house has no off street parking and Lincoln's Inn Fields has limited vehicle parking facilities. No new parking permits will be sought in connection with this proposal.

The site is extremely well served by public transport. Holborn underground station is within 150m of the property. There are also bus stops nearby on the Kingsway and High Holborn. Within 200 metres of the house there are 6 bus stops which serve twenty bus services.

Limited parking for delivery/drop off is available in bays in front of the house. It is anticipated that deliveries to the property will generally be made to the rear level access on Whetstone Park which is subject to less vehicle congestion.

It is proposed that the vaulted spaces beneath the pavement (when not used for plant) will provide sufficient cycle storage for the needs of a single dwelling. In addition to this provision there are public cycle security racks within 20m of the property by the northwest entrance to Lincoln's Inn Fields.

The proposed change of use will result in a reduced refuse and recycling demands. It is expected that these will easily be met by the council's existing provisions for this area.



London bus routes

Bus Stop

Parking Spaces

Disabled Parking Space

Holborn Underground Station - Picadilly Line



Site plan showing public transport and parking provisions (1:2500)

5 Design process

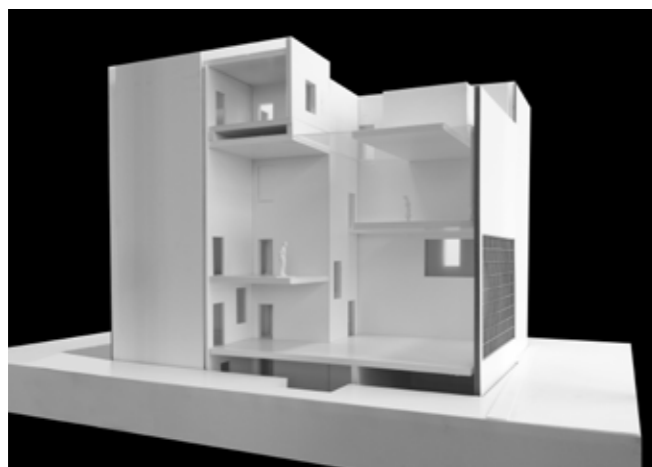
Following the commencement of the project in early 2011 the design process has explored a number of conceptual ideas for the proposals at 1-2 Lincoln's Inn Fields. The design process has been lengthy as a result of the sensitive nature of the site and the extensive consultation process. The task for the project team was to develop a coherent future vision for the house while seeking out constructive criticism from English Heritage, the London Borough of Camden as well as the client.

From the outset the design has developed with a brief of bringing an area of space and openness commensurate with the conjoined building's size. The fact that the house was joined from two smaller properties has resulted in a large house with many relatively small sized rooms. The ambition of the design has been to resolve this and introduce a greater degree of connectivity between the two houses.

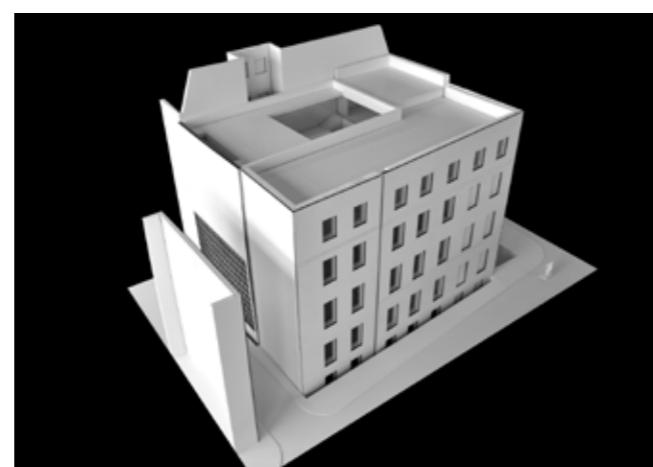
The initial concept ideas developed in the first half of 2011 focussed on the rear rooms of No.2, identifying these as requiring radical improvement in terms of the amount of light they received. The initial proposals envisaged a multi levelled open plan space at the rear of the property. However, when presented to English Heritage and Camden in July 2011, the scheme was deemed too radical. Specifically the removal of the main stair and rear rooms was felt to be too great a loss of historic fabric.

Following this advice the project was rethought in a manner that focussed on the conservation of significant historic rooms on the ground, first and second floors. The top floor was then re-envisaged as an open-plan, informal living space. From this point the design process centred on developing a new infill that could sensitively tie into the existing roofscape. Simultaneously on the top floor various iterations sought to create the most coherent single space possible across the two buildings at this level.

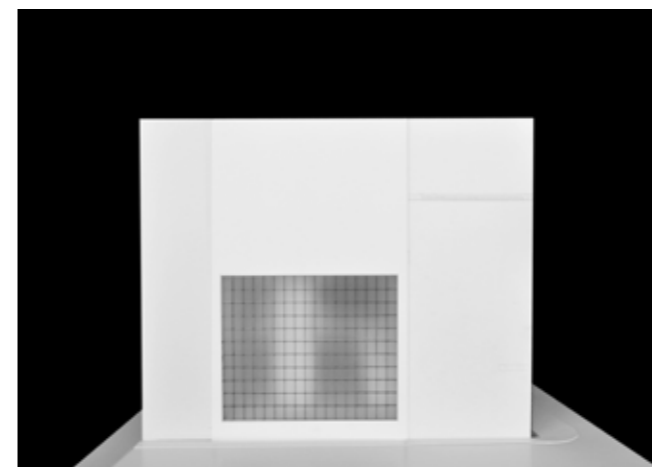
The finalised stage C scheme was then re-presented to English Heritage and the Camden conservation officer on site in November 2012. Following receipt of further comments proposals such as a swimming pool in the basement and the opening up of blind windows on the Gate Street elevation were relinquished. The proposals as they stand now representing the minimum requirements it is believed are needed to secure the building's future as a single dwelling with new interventions and restoration carried out to the highest standards.



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Concept development through physical models

- 1 Initial scheme July 2011
- 2 Oblique view of 2011 proposal from northwest
- 3 2011 proposed north elevation
- 4 Single roof scheme June 2012
- 5 Double height extension July 2012
- 6 Extended rear volumes August 2012
- 7 Lightweight pavilion September 2012
- 8 Single storey extension October 2012
- 9 Oblique view of proposal from southwest
- 10 Oblique view of proposal from northwest
- 11 Proposed north elevation



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6 The Proposal

These proposals have been developed as a collaborative process between David Chipperfield Architects and Julian Harrap Architects through regular design meetings and on-going dialogue.

The house has a complex history as detailed in the Historical report by Oliver Bradbury and Statement of significance by Julian Harrap architects. These reports show that the most historically significant fabric of the house is to be found on the ground, first and second floors and in the central staircase hall. They also determine that the majority of the original fabric has been lost or significantly modified in the basement, third floor and on the roof. In response to the conclusions drawn from Julian Harrap's Statement of significance David Chipperfield Architects have developed different conceptual approaches for each of these areas.

In the rooms of exceptional or considerable significance, it is intended to fully restore the original fabric with some alterations to opening sizes and positions. Elsewhere in these spaces it is proposed to make only small interventions where necessary to allow for the integration of modern services within the floor voids and through free-standing pieces of fixed furniture.

The existing stair hall is proposed to be doubled in size, taking over the existing external lightwell to the north. This alteration is of fundamental importance to the proposals, resolving the current compromised situation resulting from the original relocation of the stair during the joining of two properties in the 1840s and subsequent modifications to the lightwell carried out in the 20th century.

In the basement, middle rooms of No.2, rear security rooms and third floor it is proposed that the spaces be sensitively modified and re-lined, bringing the rooms and house as a whole up to the functionality demanded by contemporary living. This updating of certain areas is envisaged in the vein of the previous 'modernising campaigns' of the 1840s and 1890s.

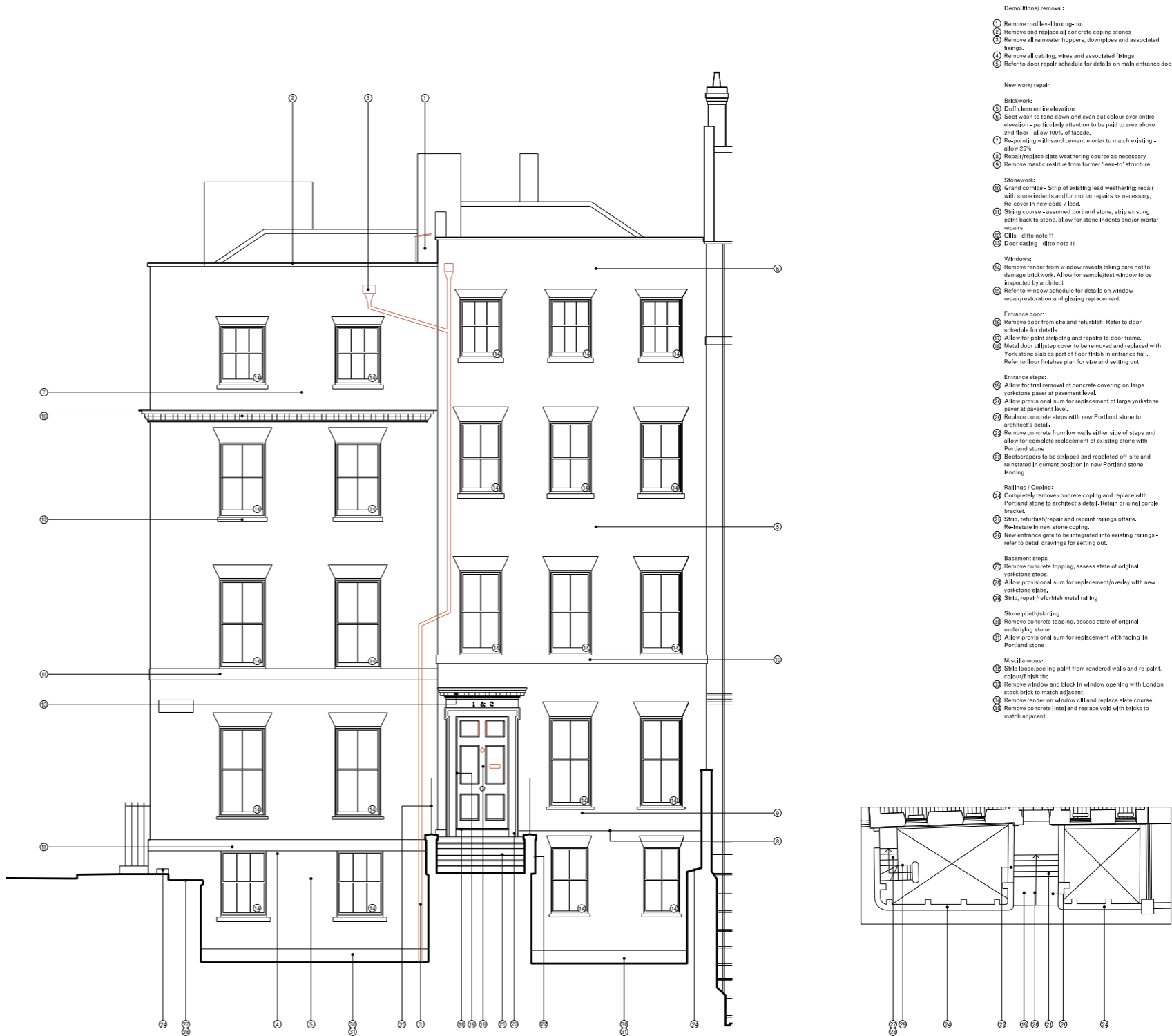
Ultimately the proposals aim to unify the duality of the house, restoring the historic fabric and transforming the building into a fully functional house fit for modern living.



Exterior restoration

The proposals aim to fully restore and repair the building's external fabric, using traditional materials and techniques. This includes:

- remedials to external brickwork including brick repair, mortar repointing, and cleaning/toning to blend colour differences; all using traditional methods and materials
- repairs and restoration to stucco window reveals
- overhaul of timber windows to meet acoustic requirements retaining fabric where possible
- replacement of entrance door with smaller door and fan-light.
- Stripping of paint and repairs/renewals to stonework cornices, door architrave and window cills
- overhaul of iron railings and stone copings including new grilles to narrow lightwell spaces on West and North elevation
- overhaul of all lead flashings and gutter works, relocation of external rainwater downpipes to original internal locations
- repairs to entrance steps including replacement of concrete cover with stone
- removal of modern brick infills to original brick arch beneath entrance steps
- cleaning restoration of York stone pavers to lower ground courtyards.



Restoration drawing for proposed south elevation (1:125)



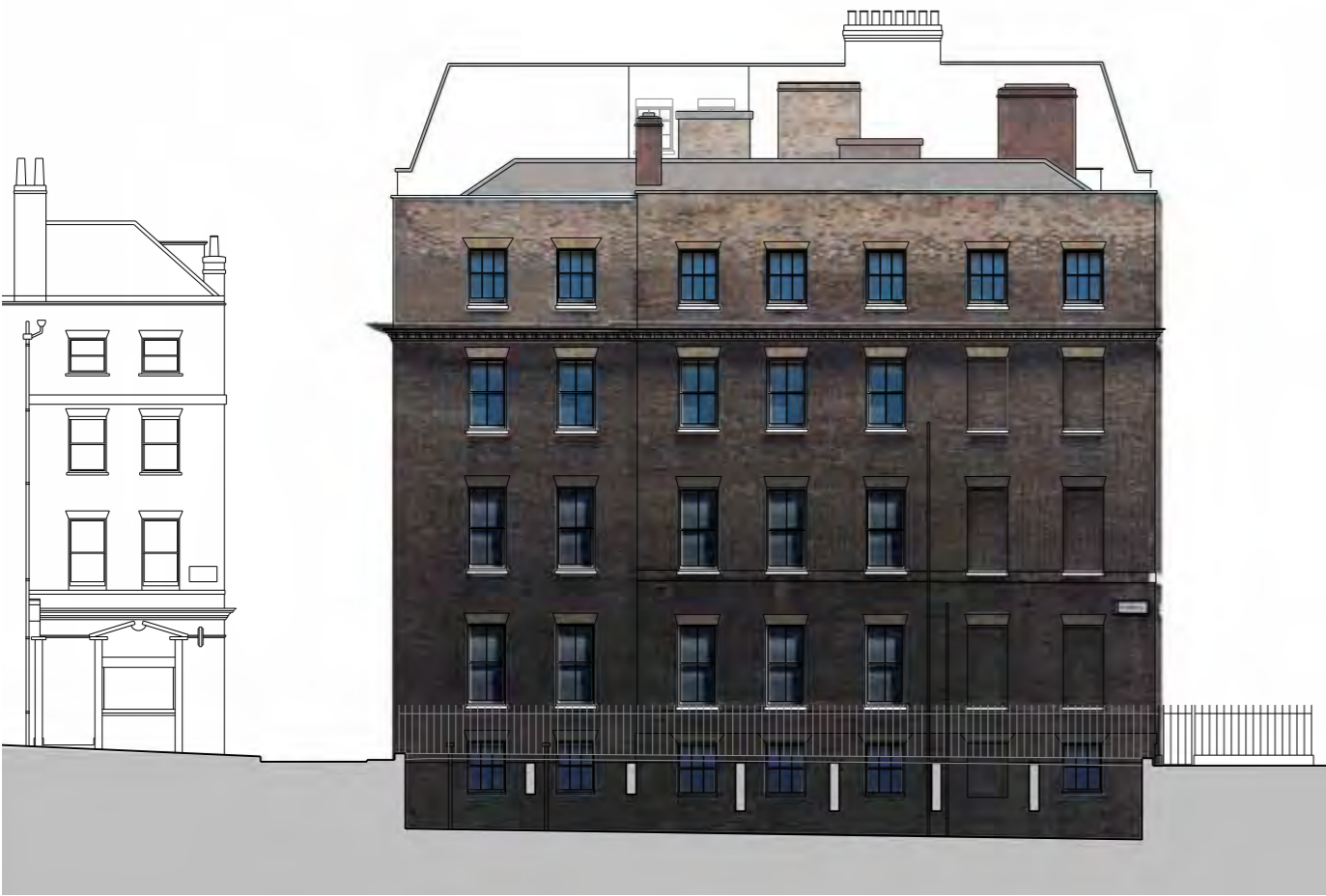
Existing



Proposed

South elevation / Lincoln's Inn Fields, scale 1:200

Exterior restoration



Existing



Proposed

West elevation / Gate Street, scale 1:200



Existing



Proposed

North elevation / Whetstone Park, scale 1:200