

Interior restoration

Sensitively uniting the historically valuable with newer interventions

The measured survey and significance statement illustrate that the interiors of the property could be divided into two areas, with different levels of historical significance.

The report established that the interiors of primary rooms on the ground, first and second floors were of significant historical importance. In addition it was deemed that the majority of the original fabric in the basement and on the third floor, no longer survives. 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.

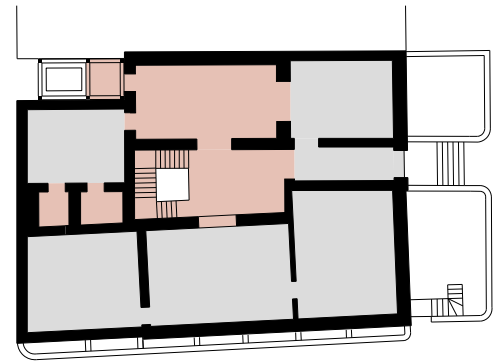
To fifteen historically significant rooms on the three principle floors, as well as the main stair hall, we intend to fully restore the original fabric and only make light interventions where necessary - to allow for the integration of modern services in floors and through a number of stand-alone pieces of fixed furniture.

To the basement, middle rooms of no.2, former strongrooms and third floor we intend to re-line the spaces with modern fabric to echo the historical significance of the past, whilst bringing the rooms and house as a whole up to the functionality demanded by modern living.

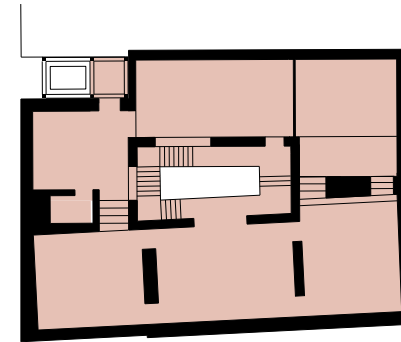
The new additions and interventions, fully reversible in the historic rooms are to be contemporary, yet classic and elegant in design. The proposal is to unify the formerly fragmented and sub-divided character of the building, returning it to a fully functional house fit for modern living.



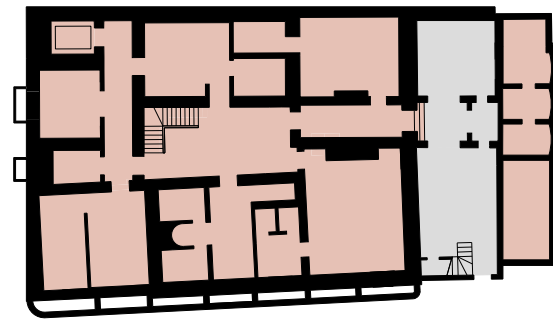
Section DD presenting areas of important historic fabric and areas for new architectural intervention.



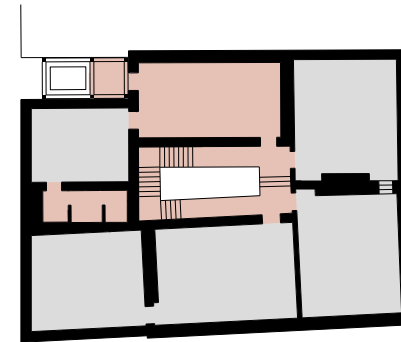
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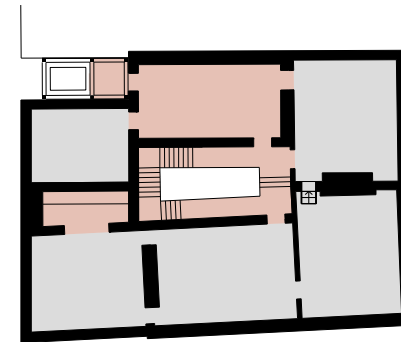
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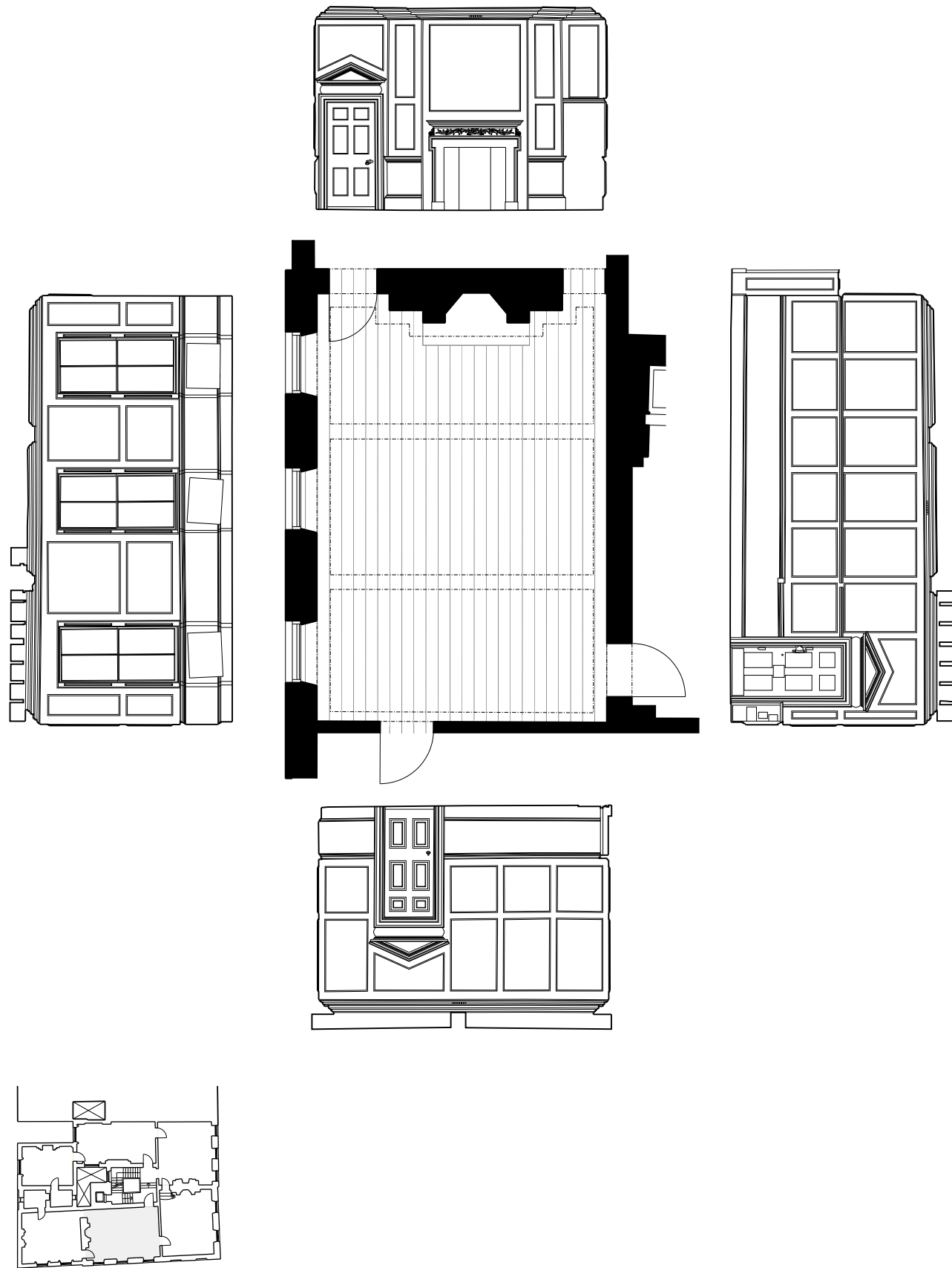


01

- Full restoration of historic fabric
- Restoration with new intervention

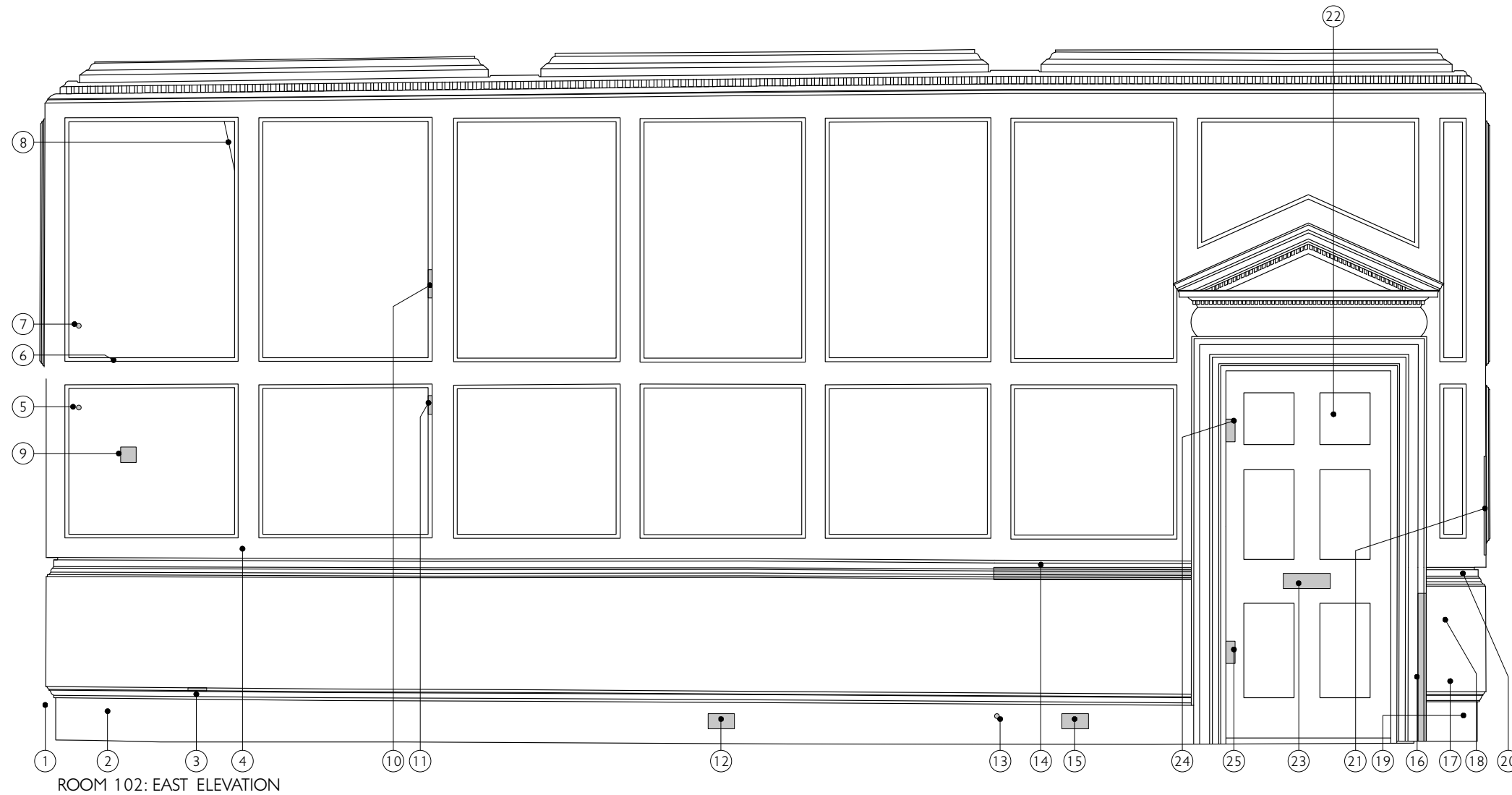
Schematic plans presenting areas of important historic fabric and areas for new architectural intervention.

Interior restoration



Photographs and internal elevations of historic interior in room 102

Photographs of existing room

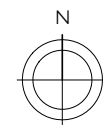
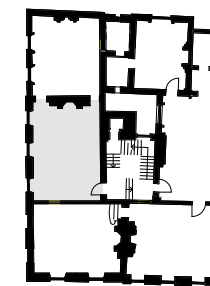


NOTES:-

- ① Take off section of timber and clear away from site.
- ② Take off skirting board and refix in original position.
- ③ Reinstall top moulding to skirting, 100x10x10mm.
- ④ Take off quadrant moulding from top of dado rail and piece-in the joint between dado rail and panelling, say full lengthx25x25mm, scribed to suit.
- ⑤ Piece in s/w timber panelling 25x25x25mm.
- ⑥ Remove 'picture rail' moulding, full length and clear away from site. Allow for filling screw holes.
- ⑦ Ditto note 5, but 25x50x25mm.
- ⑧ Supply and install s/w timber spline repair to panelling, say 5x10x500mm, plane down repair smooth with panel surface.
- ⑨ Sand down existing repair, so it is smooth with existing panelled surface.
- ⑩ Cut out and reinstall h/w timber fillet to panel moulding, approx 5x5x150mm.
- ⑪ Ditto note 10, but 100mm.
- ⑫ Piece in s/w timber skirting, 140x80x25mm.
- ⑬ Piece in s/w timber skirting, 25mm dia.
- ⑭ Repair s/w timber timber dado moulding to match existing re-using fragments of surviving top moulding, 1050x100x65mm.
- ⑮ Ditto note 12.
- ⑯ Reinstall architrave moulding in h/w timber, 45x925x26mm to match existing.
- ⑰ Remove existing services cupboard and clear away from site.
- ⑱ Take off existing panelling and allow for piecing in and repairing to be assessed when electrics removed.

NOTES CONT'D:-

- ⑲ Allow for supplying and installing new section of s/w timber skirting to match profile of existing 320x275x50mm.
 - ⑳ Supply and install new section of h/w timber dado to match profile of existing 320x100x60mm.
 - ㉑ Supply and install s/w timber spline, 5x400x25 to fit between panelling, scribed to suit.
 - ㉒ Rehang door on this inner surface.
- Door: Piece in the following in s/w timber:
- ㉓ Letter box: 250x80x58mm
 - ㉔ Top Banham lock: 70x190x58mm
 - ㉕ Bottom Banham lock: 70x190x58mm
 - ㉖ Yale lock: 50x120x58mm
 - ㉗ Knob: 25mm dia.



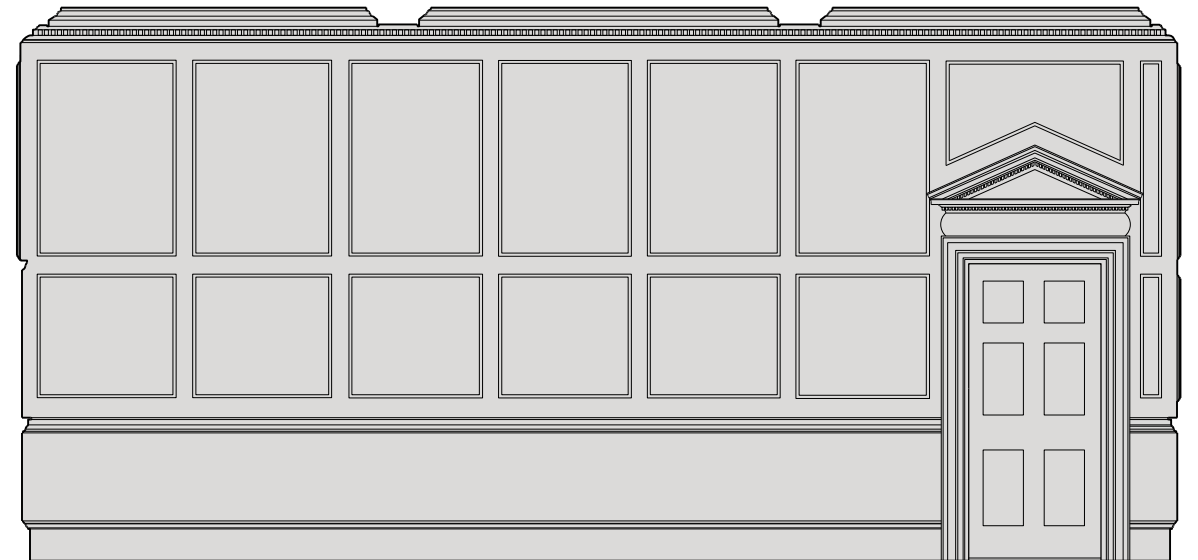
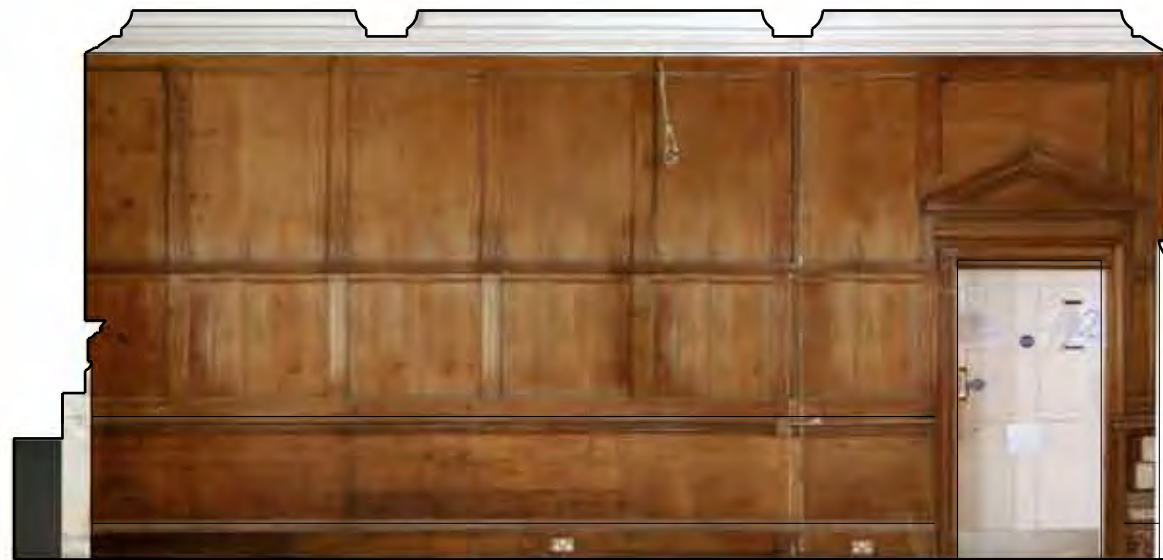
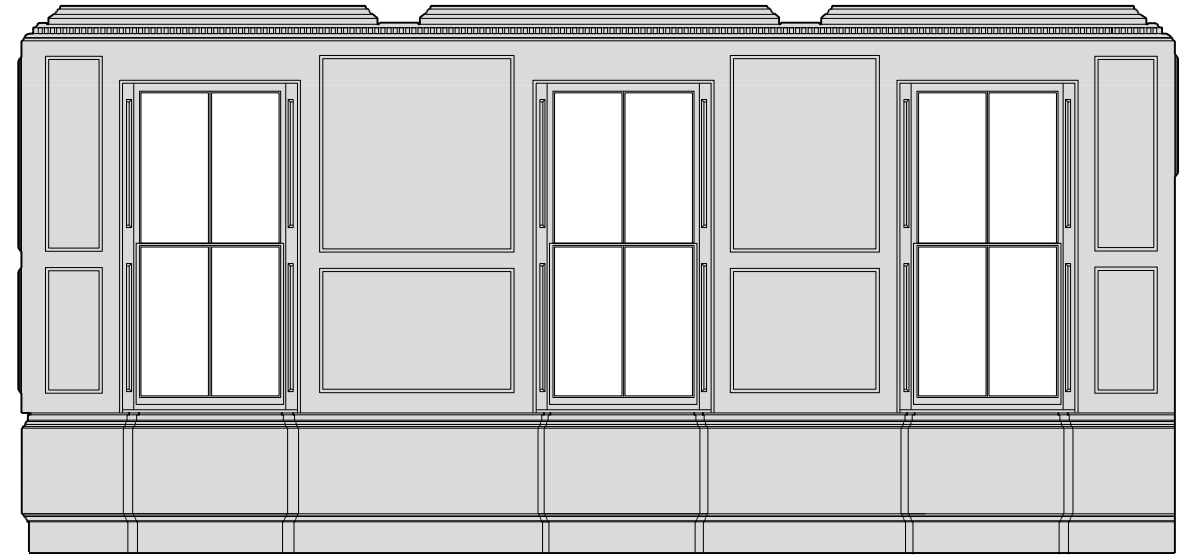
1-2 LINCOLN'S INN FIELDS

ROOM 102 DRWG 594/DD053
 EAST WALL SCALE 1:25 @ A3
 DATE SEPT. 2013

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Interior restoration

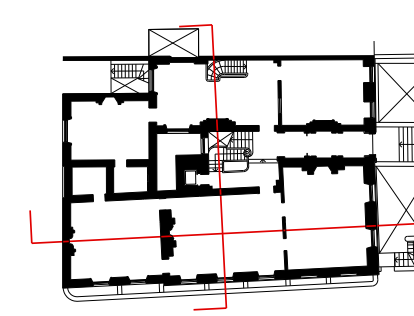


Existing and proposed internal elevations of room 102, scale 1:50



Visualisation of restored room 102

Interior restoration



Proposed sections BB and DD showing existing historic interiors, scale 1:200



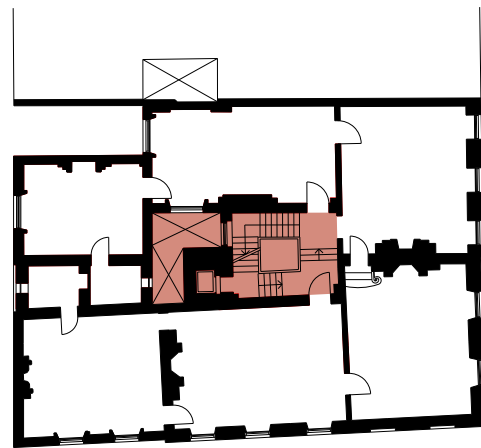
Proposed sections BB and DD showing restored historic interiors,
scale 1:200

Main stair alterations

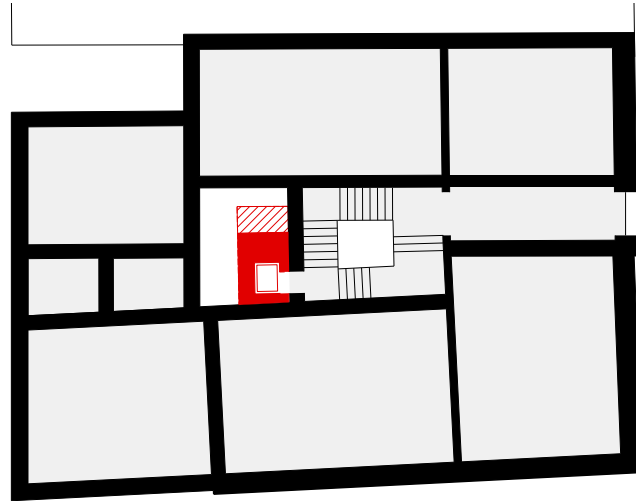
The existing staircase hall is a consequence of the 1840s remodelling of the houses into one property. While it contains elements from the early eighteenth century, it has been moved from an earlier location and incorporates elements from the 1840's and the Edwardian period. In its existing state the stair hall's compact layout allows very little daylight to pass through the well to the floors below. It is also requires careful repair and restoration work.

This application proposes the removal of the north wall of the existing staircase hall, including the lift shaft the formation of a more generous hall from the lightwell and existing staircase enclosure. The existing staircase, including the balustrade, handrail and dado-height panelling on the adjacent walls will be reused in the proposed scheme. The staircase will form an open well staircase which will provide the house with a top-lit, bright, pivotal space that will complement the scale of the re-worked house. The existing staircase would be carefully dismantled into its components, repaired and re-assembled into a similar configuration on the new north wall. New landing sections will be required to extend the staircase around the perimeter walls; it is proposed that these sections of balustrade follow the Edwardian precedent of modifications and match the pattern of the turned standards and handrail.

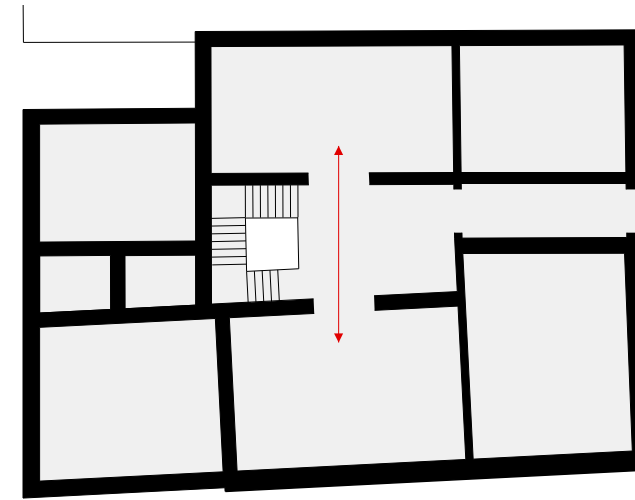
See JHA heritage impact statement and DM+W structural report for further details on the proposed methods for dismantling and reconstructing of the staircase elements in their new configuration.



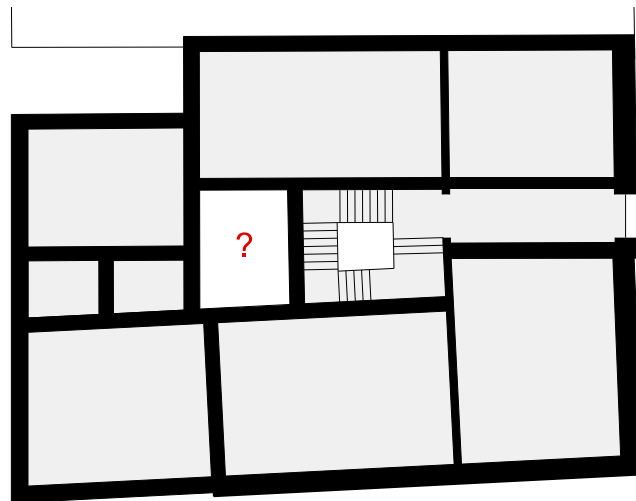
Photographs of the existing staircase



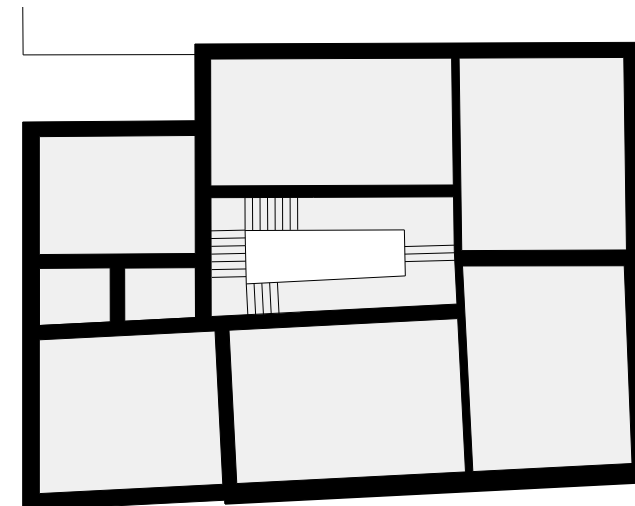
1. Lift removed from light well



3. Groundfloor staircase repositioned in enlarged stair hall

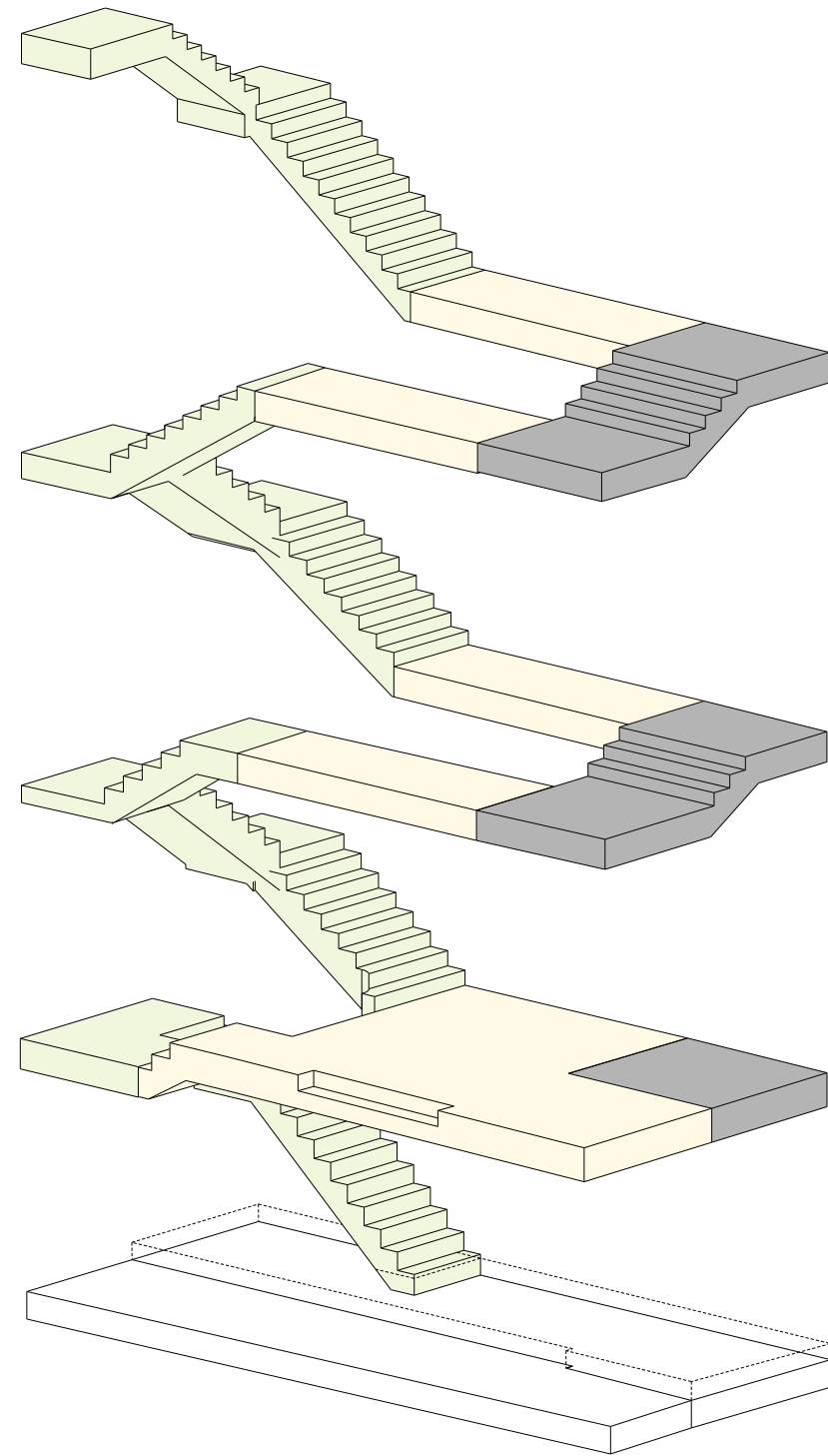
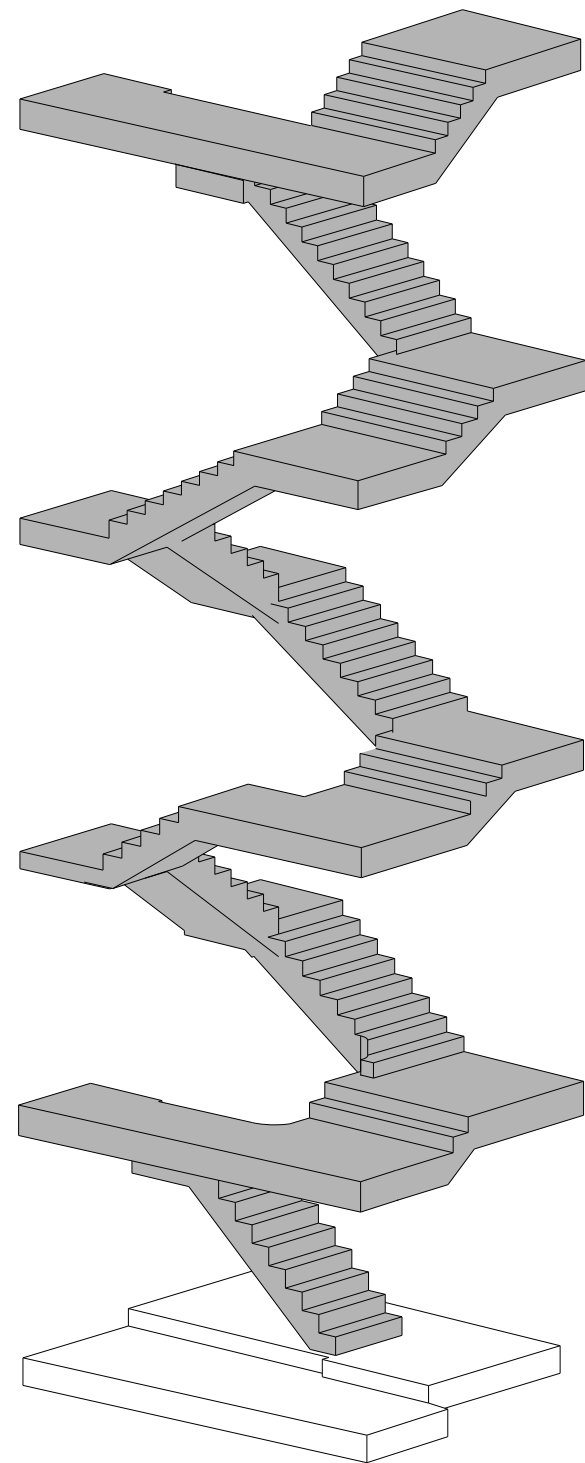


2. Light well remaining



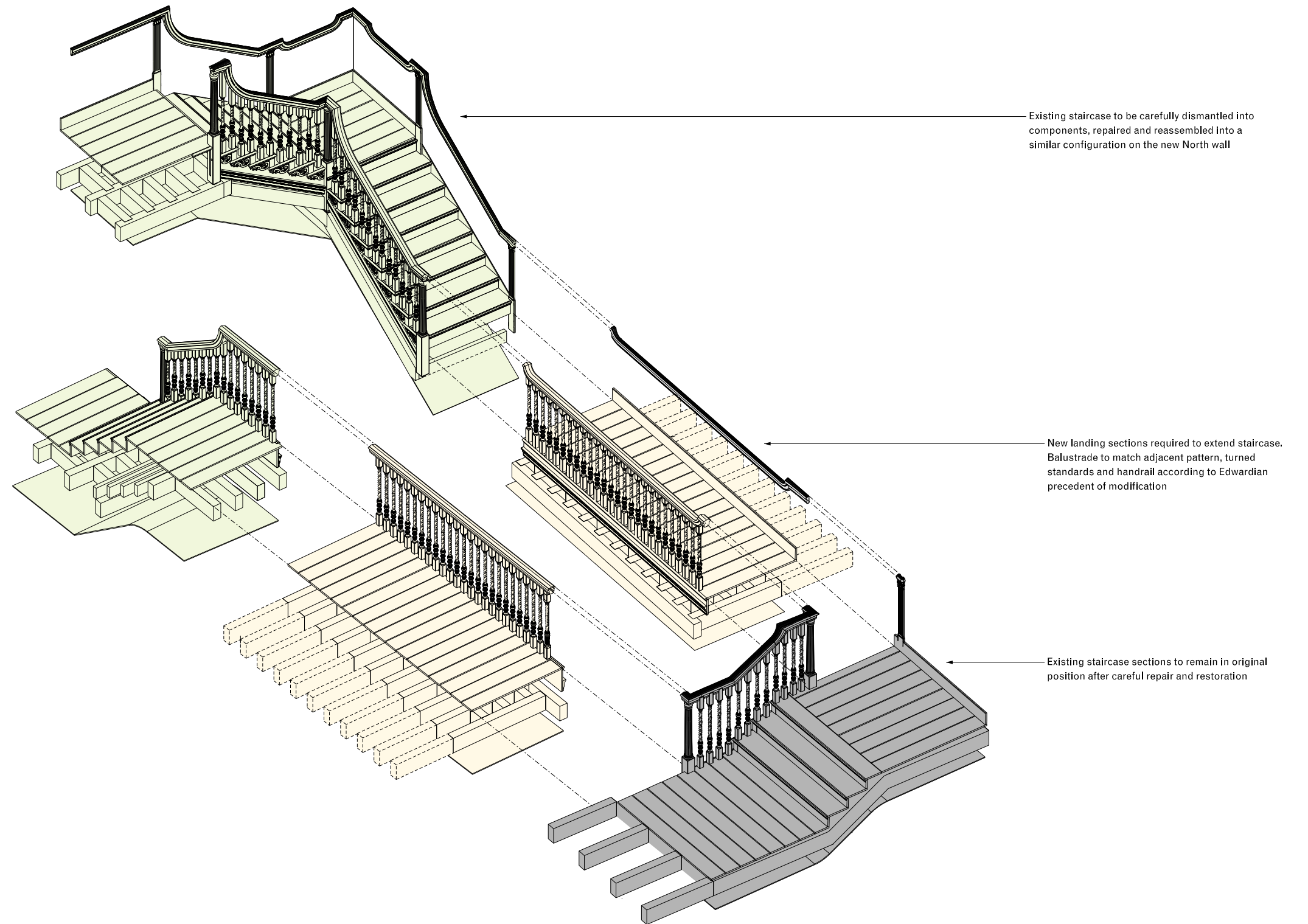
4. Staircase extended on all floors

Diagrams illustrating proposals to improve daylight spread and openness within existing stairhall



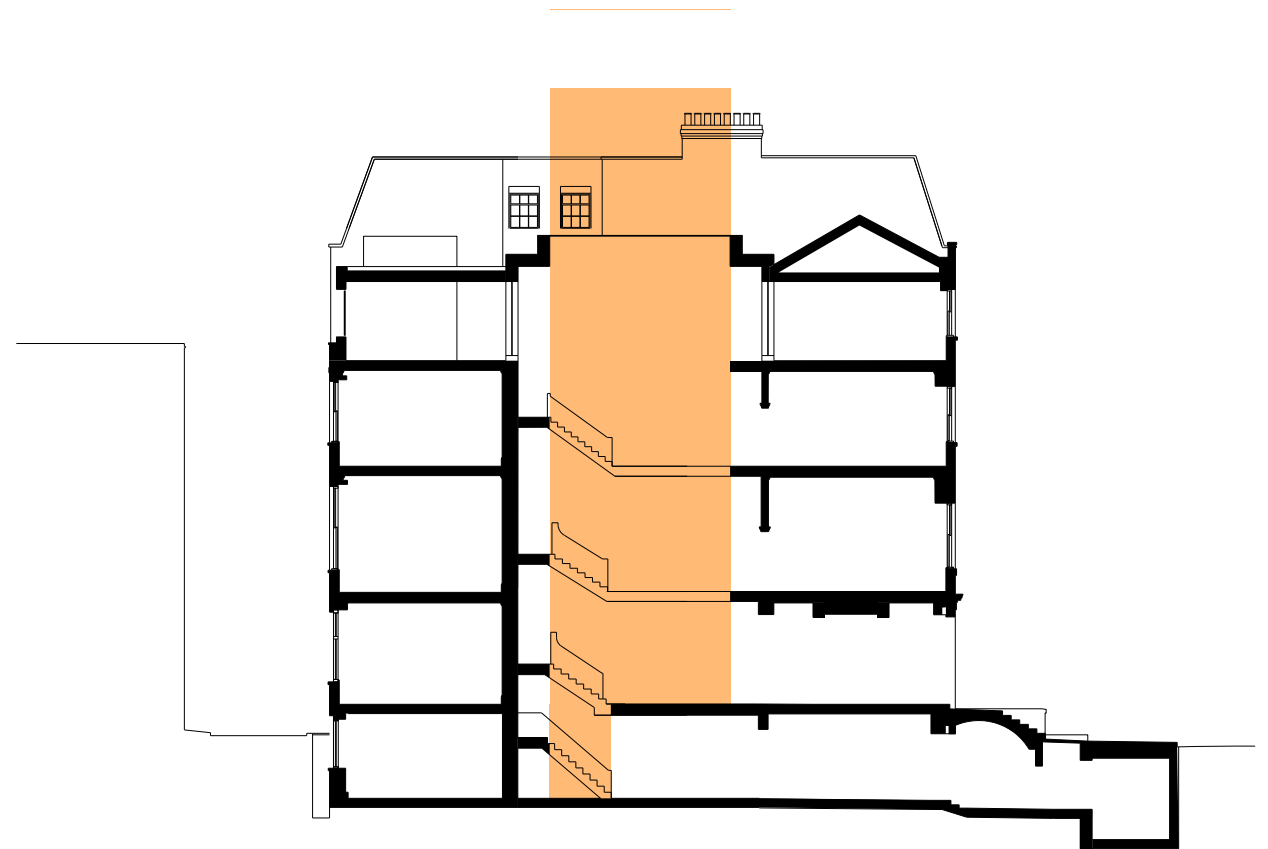
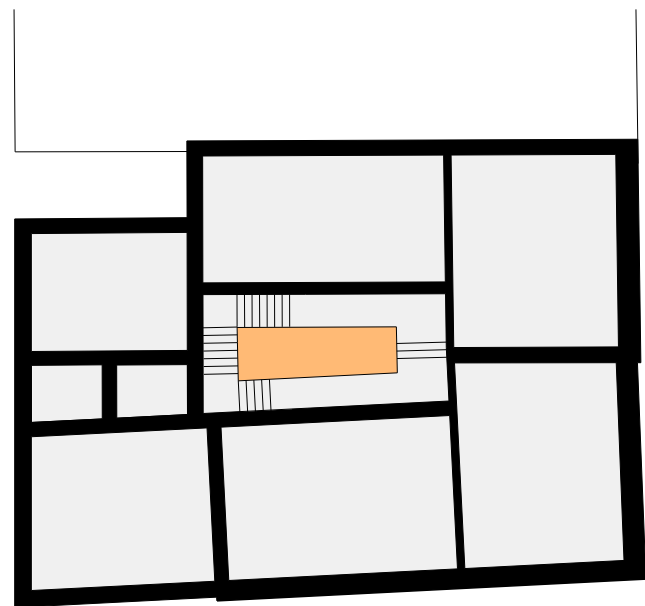
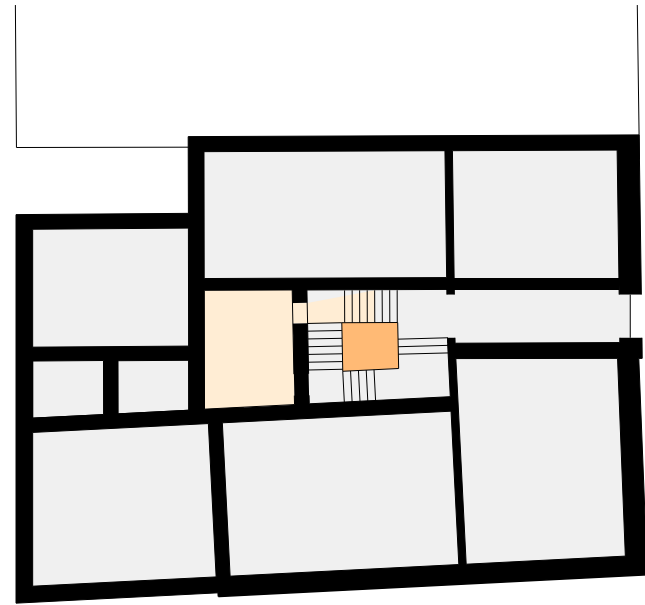
- retained
- dismantled and reconstructed
- new

Axonometric diagrams showing existing and reconfigured stairs



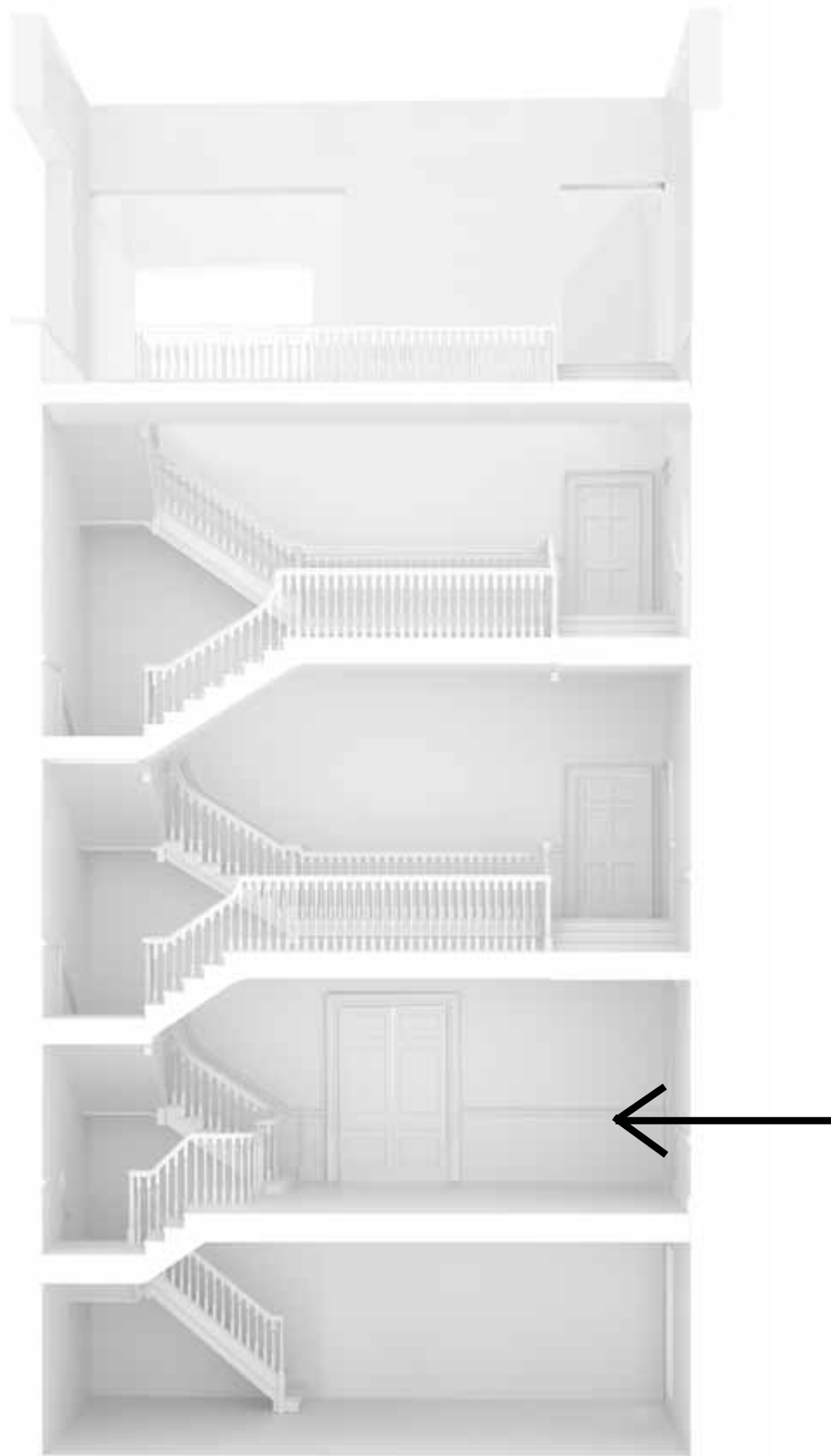
- retained
- dismantled and reconstructed
- new
- new joists cantilevering through wall

Exploded axonometric illustrating the retained, reconstructed and new elements in the reconfigured stair



indirect light
 direct light

Diagrams showing existing stair hall daylighting and improved condition in proposal



Sectional perspective and model photograph of enlarged stairhall

Third floor alterations

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 their use as legal offices during the 19th and 20th centuries.

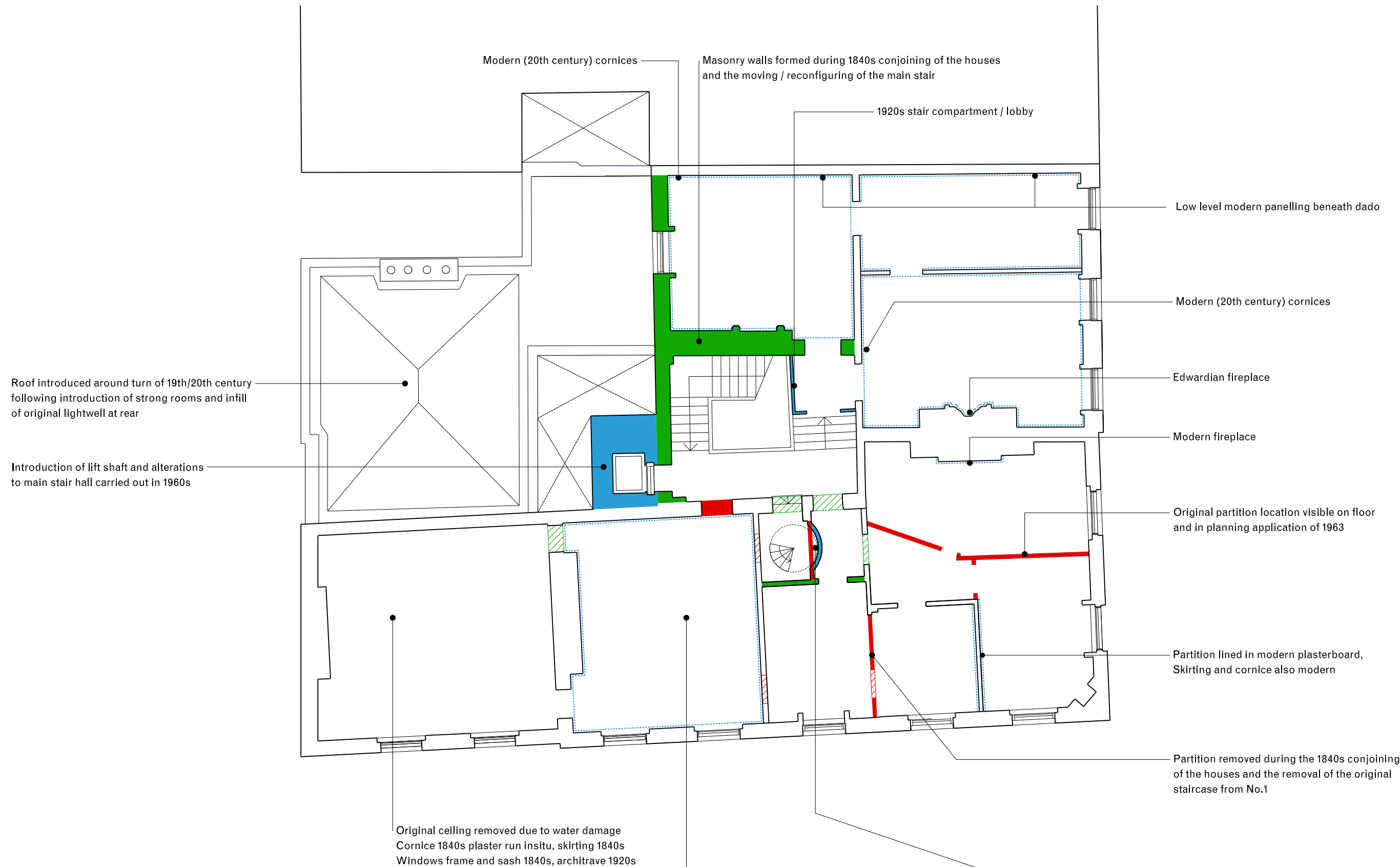
The alterations to the partitions and finishes of the rooms on this floor are highlighted in the diagram opposite which illustrates that little of any of the original fabric remains. The existing windows and doors are largely a consequence of the 1840s reworking of the house if not later and most of the features - cornices, skirtings etc are from the 20th century. These alterations are taken into account in Julian Harrap Architects' statement of significance which designates the rooms on this floor as being only of 'some significance'.

In reflection of this lower status of significance the proposals for the third floor are slightly more radical than the lower floors. In the spirit of the proposal for general repair and resolution of compromised situations within the house the intention is to 'complete the plan' of this floor, removing secondary partitions and extending over the rear room of No.2.

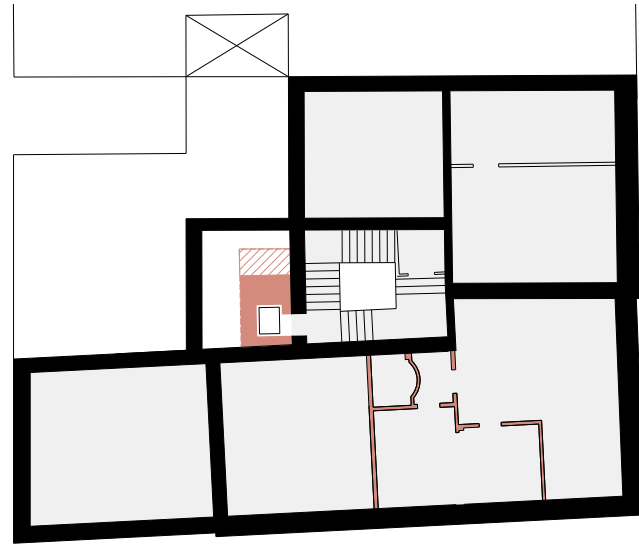
In its resolved form the new third floor will be formed of 6 primary rooms arranged around the extended stairhall. These rooms will comprise the principle bedroom suite of the house with a new roof terrace introduced into the middle room of No.2.



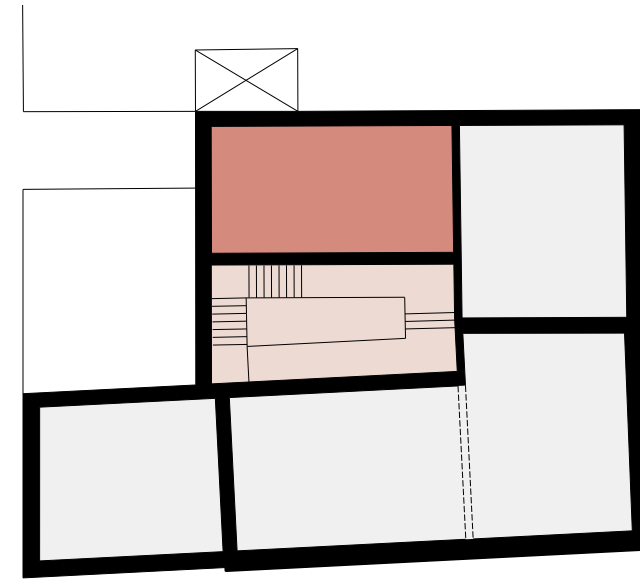
Photographs of the existing third floor



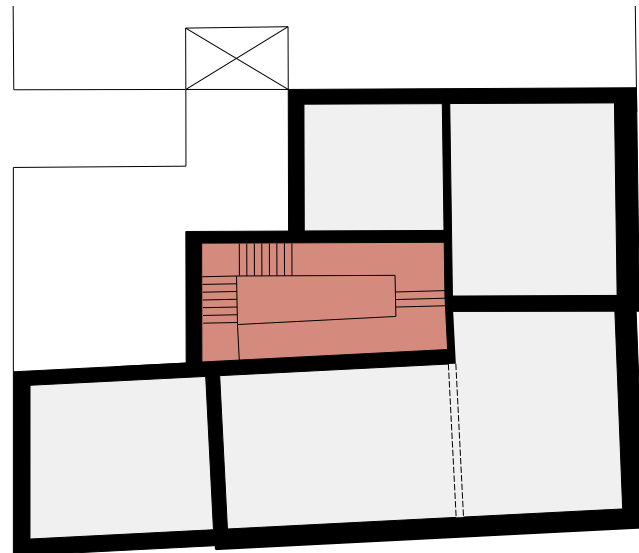
- Original openings now infilled
- Original partitions now removed
- Openings formed during 1840s
- Walls formed during 1840s
- Walls or partitions added in 20th century
- 20th Century wall linings, skirtings, cornices and fireplaces



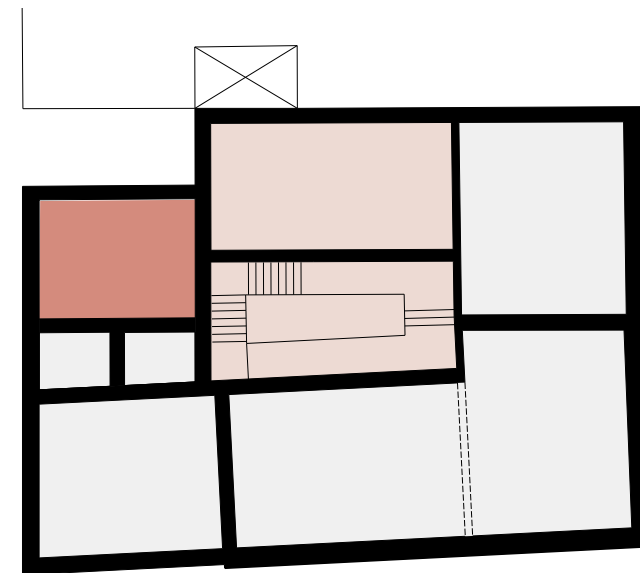
1. Existing third floor



3. Plan to match lower floors



2. Staircase extended, lightweight partitions removed



4. Plan form completed

Diagrams illustrating proposals to enlarge rooms and resolve plan form of third floor by extending over the rear of No.2



Visualisation of proposed third floor (room 302 looking south)

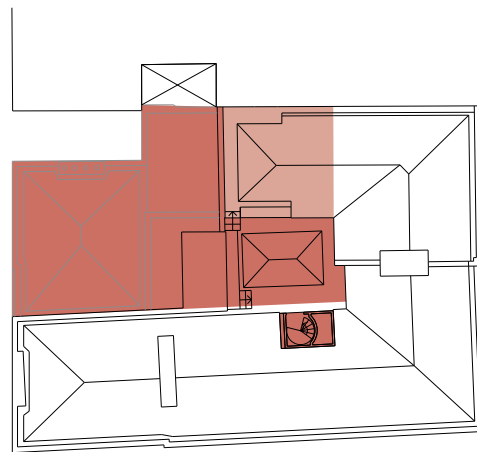
Roofscape alterations

In its current state the existing roofscape is formed of a collection of slate covered pitched roof elements which were reconstructed in the late 19th century with newer 20th century additions of the lift motor room and roof access box. None of the finishes on the roof are original and currently the drainage/gutter system functions poorly leaking into the house on a regular basis.

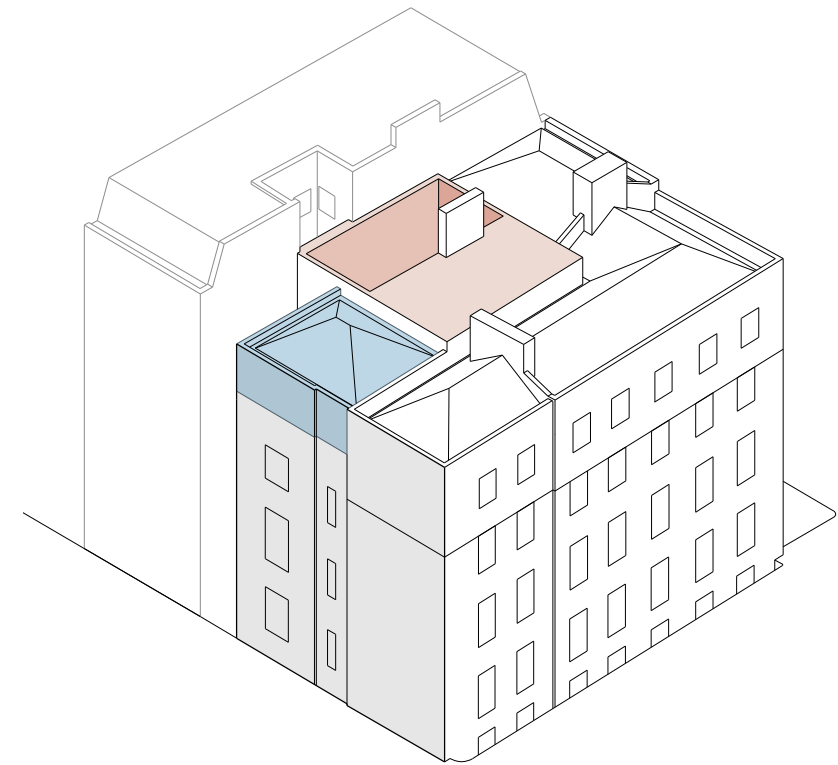
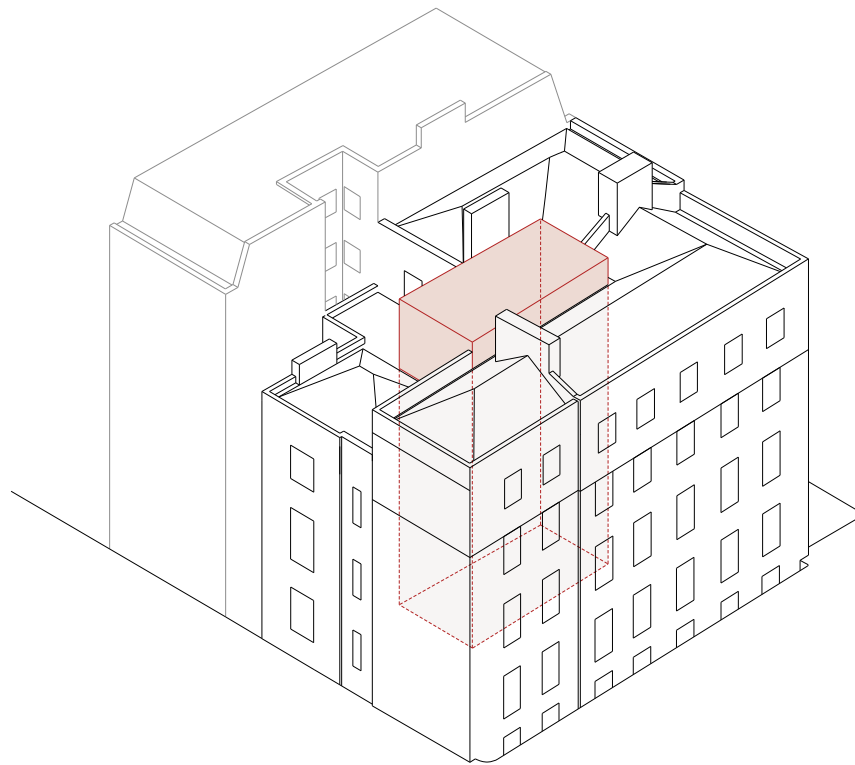
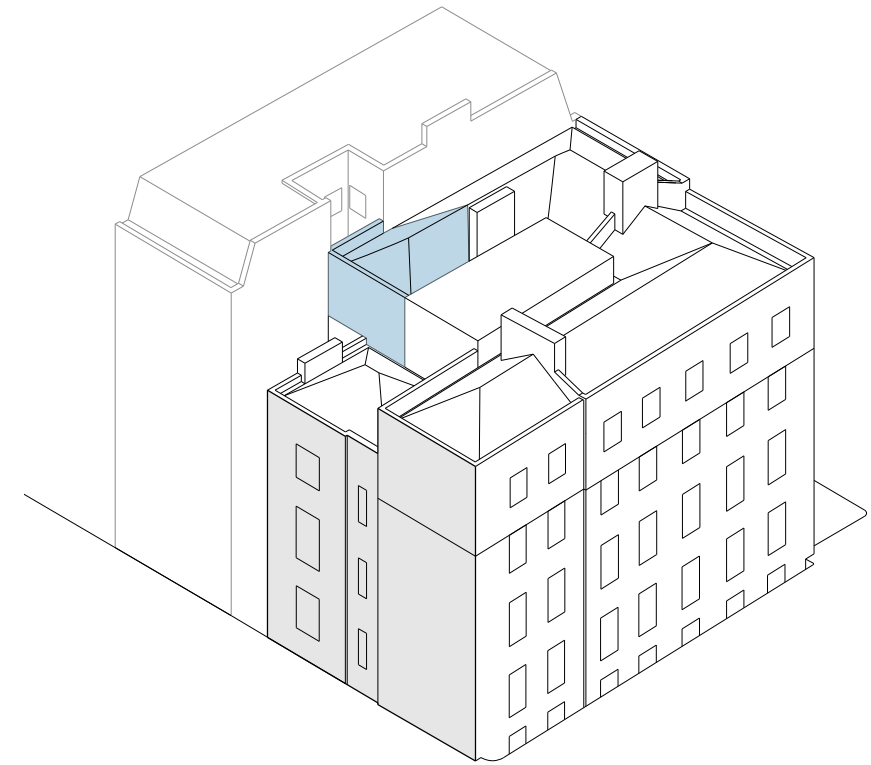
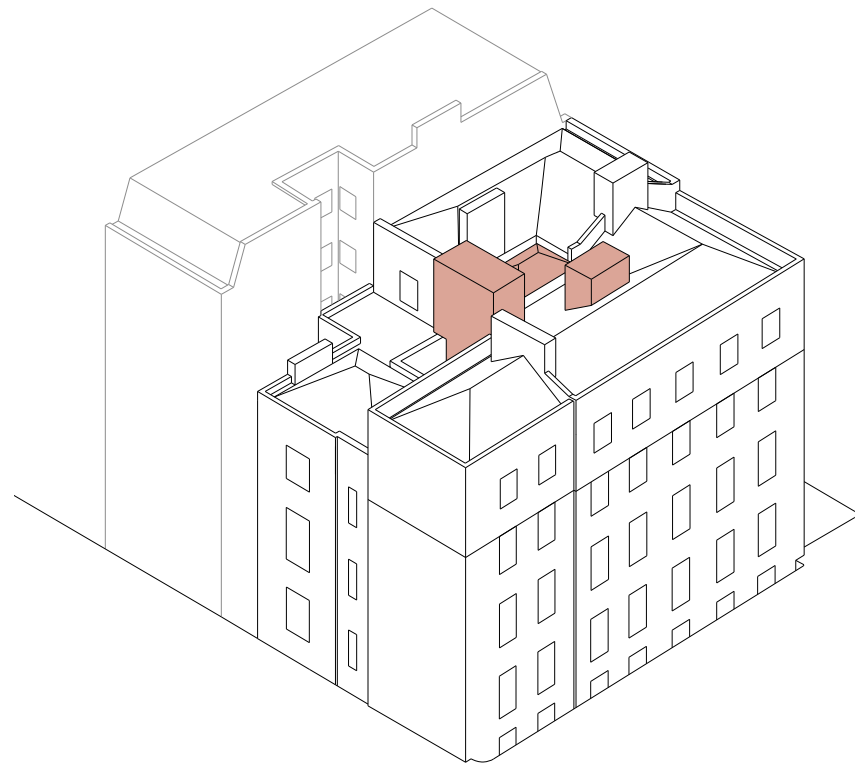
The proposals for the roof that form part of this application are a consequence of the proposed alterations to the third floor but also stem from the desire to 'tidy up' the ad-hoc and fragmented nature of the existing roof.

The interventions described opposite therefore illustrate the proposals as a series of moves that firstly remove detrimental elements, then align volumes resulting from the extended staircase and finally infill the 'missing tooth' at the rear of No.2.

In its revised form the new roof scape (which will leave in tact over 70% of the 1840s pitched roof structure) will provide a continuity and completeness to the roofscape of this building that has been hitherto lacking.



Photographs of the existing roofscape



Diagrams illustrating proposals to remove detrimental elements at roof level and extend over rear rooms of No.2

Lift relocation

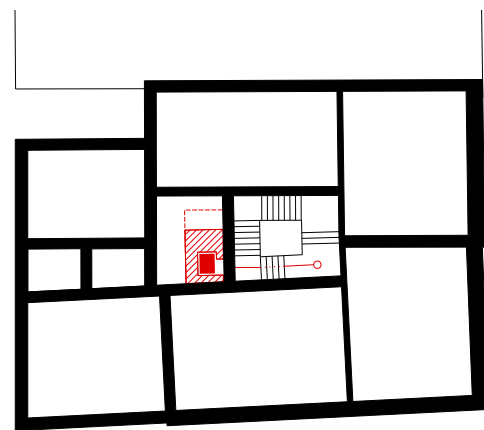
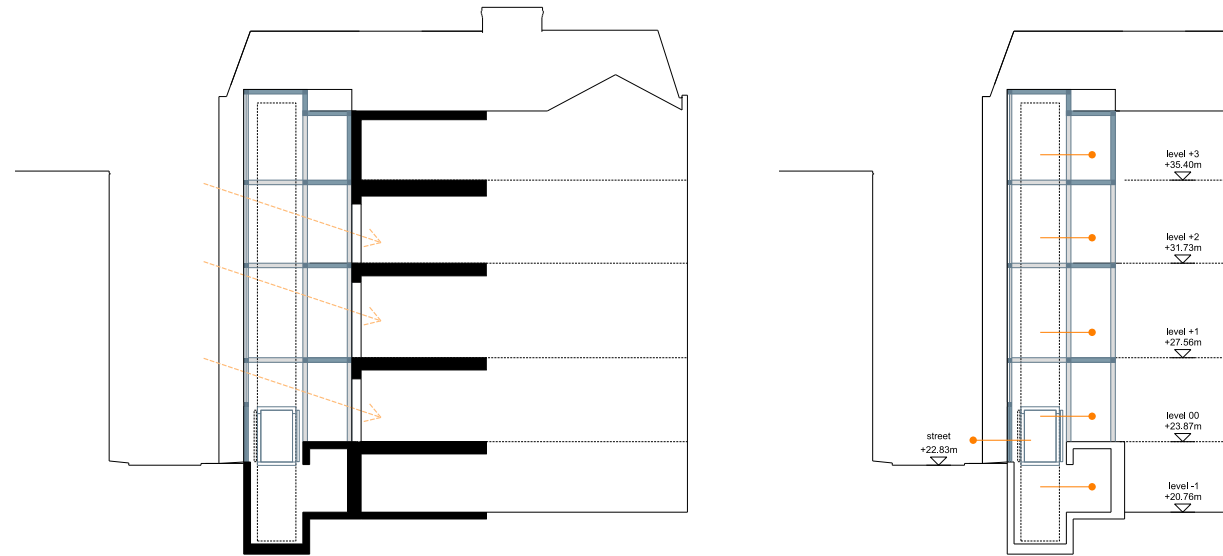
The existing lift, added in the 1970s, is poorly located, arriving at the half landing between every floor. The lift shaft and oversized motor room also block out most of the daylight from the central lightwell. This renders the windows to the stair hall and the middle rooms of No.2 largely ineffective.

The proposal seeks to improve accessibility by introducing a new lift shaft that would fill the indent of the North facade. This will provide step free access to over half of the house.

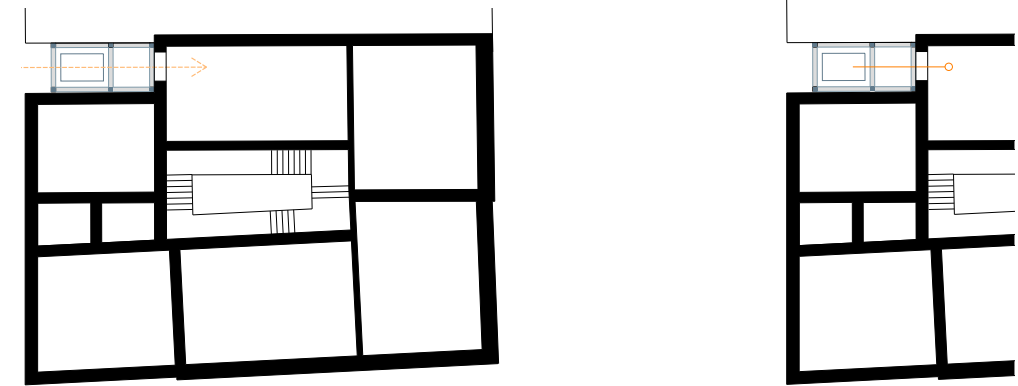
The lift infill, lobby and core, is a lightweight steel structure. Its contrasting material and structural autonomy preserve the readability of the house's historic plan form.

A translucent facade allows natural light to filter through the lift structure and feed into the adjacent room via the original window.

In addition to providing accessible circulation within the building, the proposed lift will have opposite door openings enabling level access from street level from Whetstone Park. It will also act as a fire-fighting lift providing a direct route of egress from the second and third floors in the event of a fire.



Existing lift location



Proposed lift location showing natural light and access

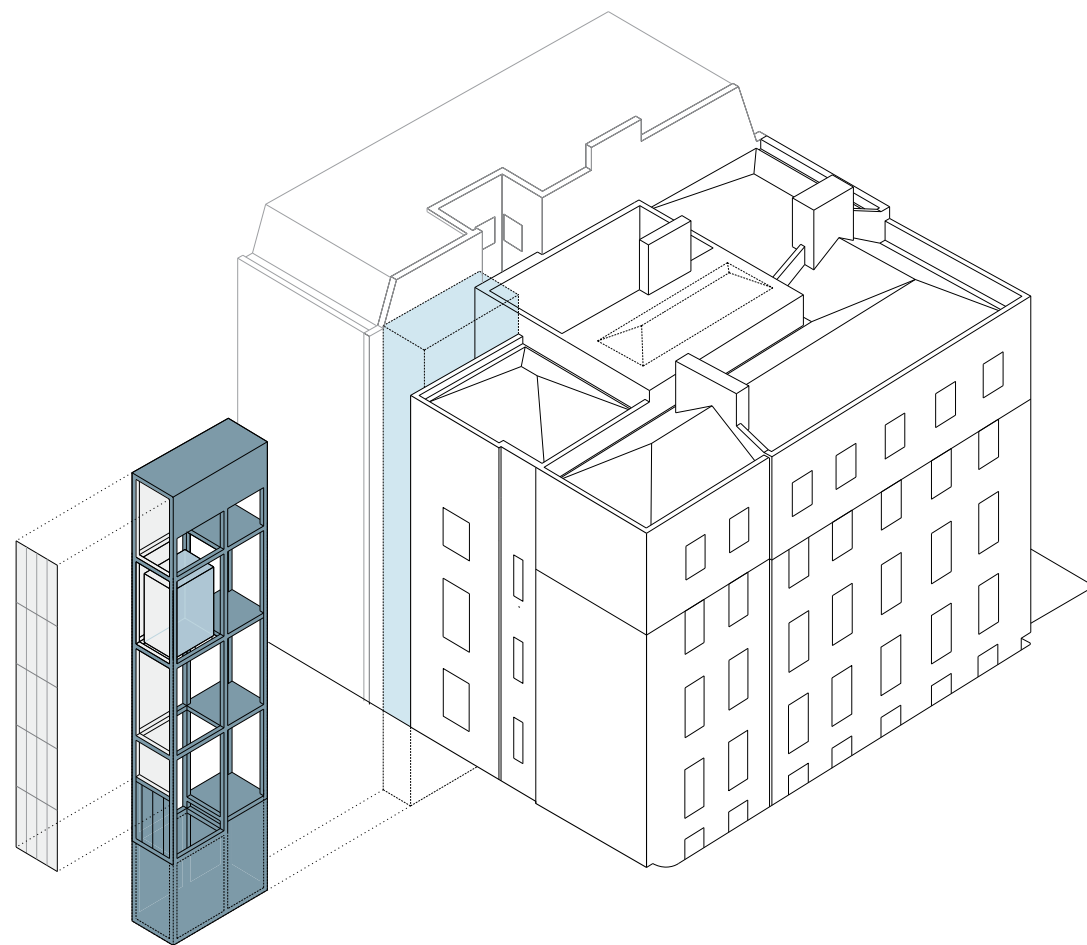


Diagram illustrating proposed lift as a lightweight 'infill' element with low impact on historic fabric



Lift infill element mediating between Nos. 1 & 2 and adjacent taller facade of No.3

Roof extension & lift infill, Design statement

Description

Currently the rear roofscape of No.2 is a storey lower than the front of the house and the whole of No.1. This lower level roof is made up of a collection of flat and pitched roof elements. It is proposed that this lower section be infilled with a new flat roofed extension to enable the proposed top floor living space to occupy the full footprint of the house. This infill also ensures that the repositioned lift is connected to the other rooms on this floor.

Amount

The proposed extension of the third floor creates an additional 66m² of covered internal gross floor area to the existing 202m² internal gross of the third floor and the 1260m² of the internal gross of the whole house. The internal height of 2.75m has been determined by tying into the existing ceiling level of the front rooms of No.2. The external height dimensions have been set by the height of the existing north parapet wall which the new infill ties in to.

Layout and scale

The determination of the footprint of the infill/extension is based on the plan-form of the structural walls below. The north elevation of the extension is profiled to mimic the stepped form of the rear elevation of Nos. 1 and 2 which itself has developed through previous infill for the strong rooms carried out during the 1890s conversion of the house into solicitors' offices. The lift shaft is stepped in 1.2m from the north facade to create a further articulation of this rear elevation.

Appearance

The roof infill/extension is designed as a simple brick ensemble with an articulated opening at high level for the large window above the rear rooms of No.2.

The lift core is designed as a light steel structure with a translucent facade that contrasts with the adjacent historic fabric. On the ground floor, metal doors provide access from the street directly into the lift.

The height of the lift shaft is taken 1m above the height of the extension to emphasise the articulation of the new elements and to graduate the change in height between the building and its neighbour at No.3.



Proposed north elevation (1:125)



Existing roofscape



Proposed roofscape

