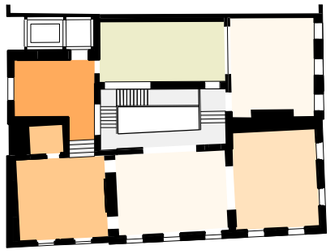
Programme / accommodation

The programmatic distribution of accommodation within the house is as follows:

- basement: catering kitchen with ancillary support, laundry, staff accommodation, storage, gym and spa
- ground: gallery and reception rooms, screening room, library, cloakroom and wc
- first floor: master bedroom, dressing and bathroom; primary guest bedroom suite and joint parlour
- second floor: two childrens' bedrooms with en-suite bathrooms; secondary guest bedroom with en-suite
- third floor: family living space with kitchen and dining; roof terrace



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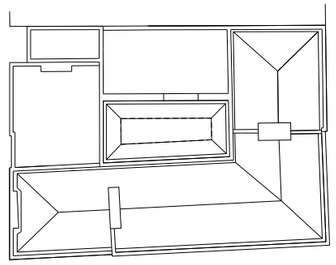

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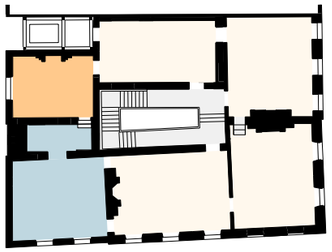

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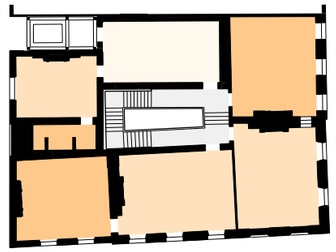

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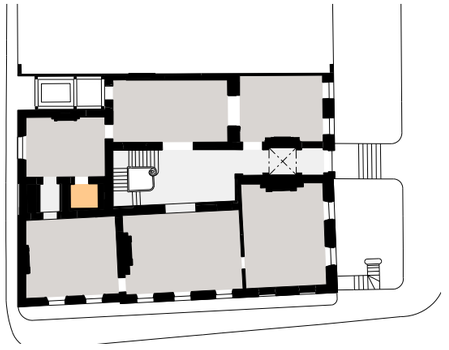

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Gym
Staff accomodation
Kitchen facilities
Laundry
Plant
Private gallery

Living rooms
Bedrooms
Bathrooms and toilets
Dressing
Courtyard
Circulation and lobbies

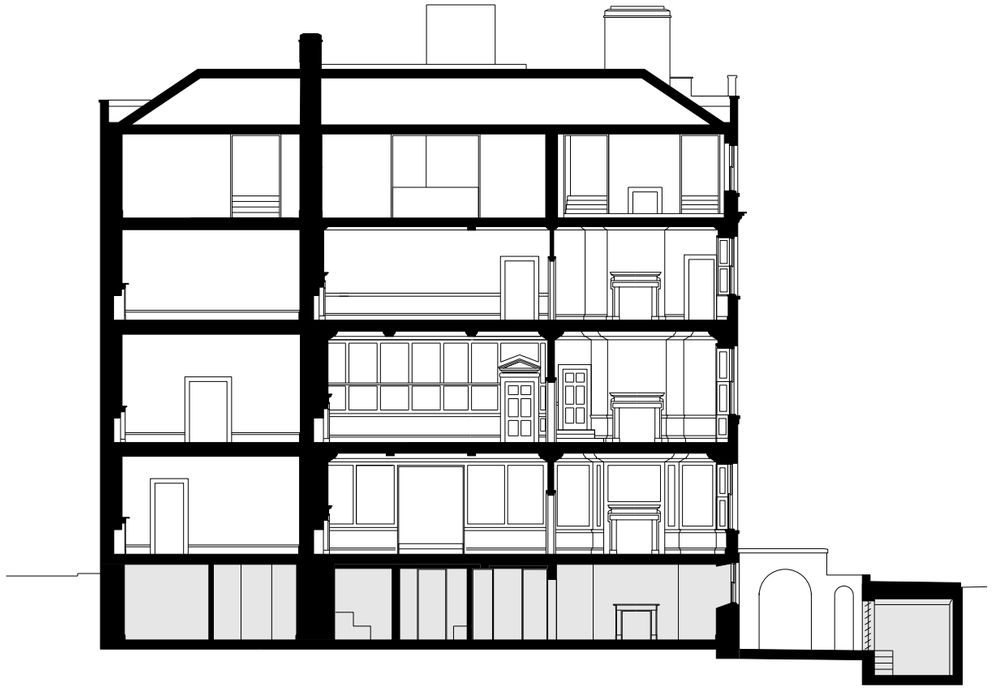
Schematic plan diagrams showing distribution of accomodation

Basement

The existing basement has lost many of the original finishes and while the front rooms maintain their original plan form, the middle and rear of the house has been subject to a series of alterations and subdivisions in the modern era. In the proposals the basement plan is reconfigured to take the ancillary support rooms that a house of this scale will require. This includes a generous catering kitchen and storage, laundry and communications room and staff accommodation. The front rooms of the house will become a guestroom and staff quarters with the middle room of No.1 becoming a small spa and wellness area.

- alterations to suspended floor levels to unify property; front three rooms (including stair hall) of No.2 to be dropped by 200mm
- shallow trenches to distribute mechanical and electrical services from the front vaults to the proposed service risers
- excavations and underpinning of vaults to a depth of approximately 1m below the existing finish floor level to allow for the required plant (air handling units and heating units) to service the house
- removal of rear toilets and associated partitions
- moderate alterations to structural walls and introduction of some new partitions to enable plan to be configured to suit programmatic requirements
- chimney breasts and general structural plan layout left intact
- removal of all non-significant/harmful finishes and features
- all rooms (except main stair hall) to have walls and ceiling re-lined in new finishes in a manner that does not disrupt significant finishes
- significant fireplaces to be left in position or relocated to upper floors where original fireplaces have been removed

For further detail on structural alterations please refer to the structural report prepared by Davies Maguire + Whitby.



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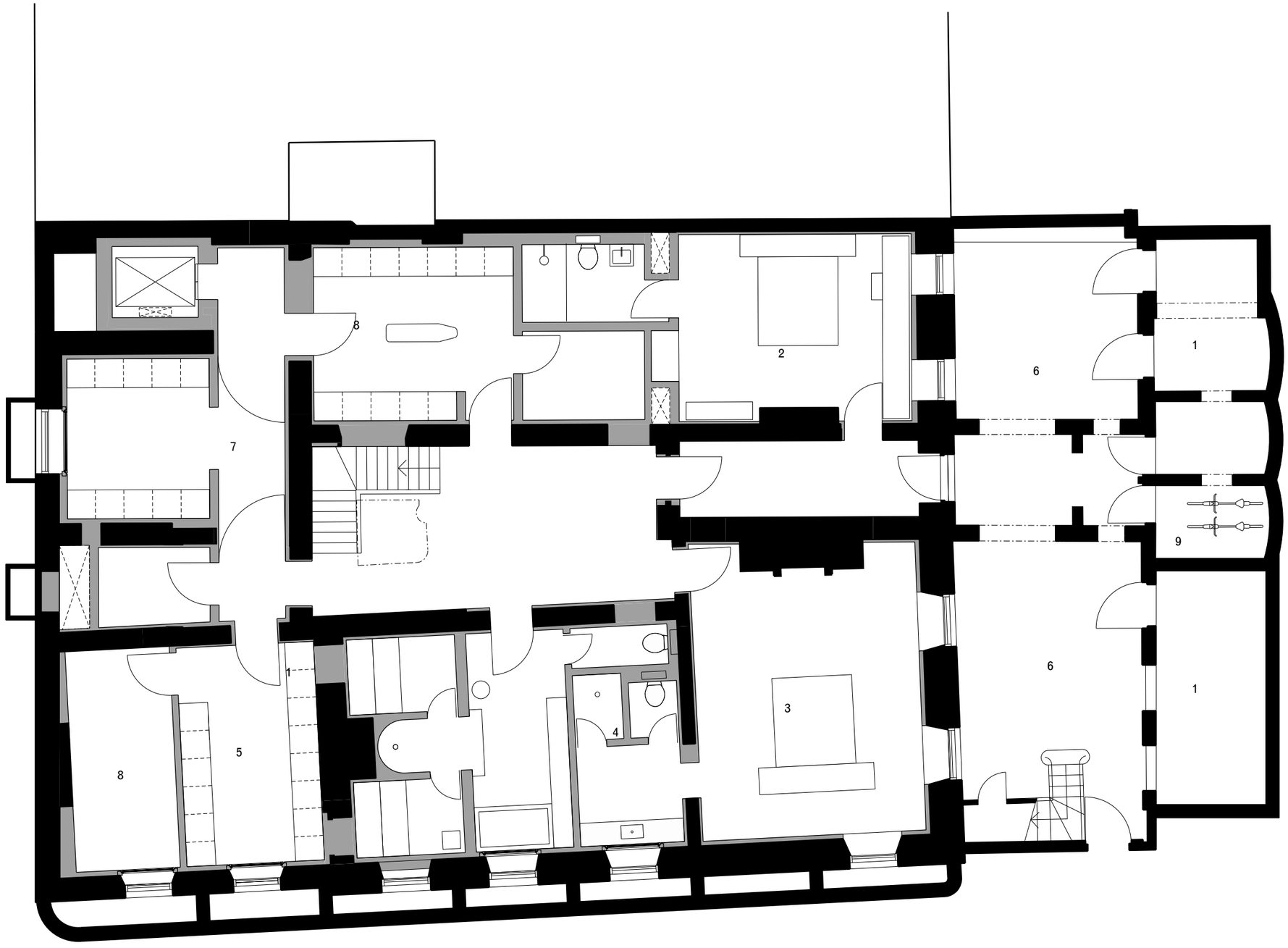
Bottom: Existing basement plan with proposed demolition in red (1:200)



existing
infill
dismantled and relocated
demolition
services riser

Proposed basement floor plan 1:100

1 Plant
2 Staff
3 Gym
4 Spa / changing
5 Prep kitchen
6 Exterior courtyards
7 Catering kitchen
8 Store
9 Cycle storage

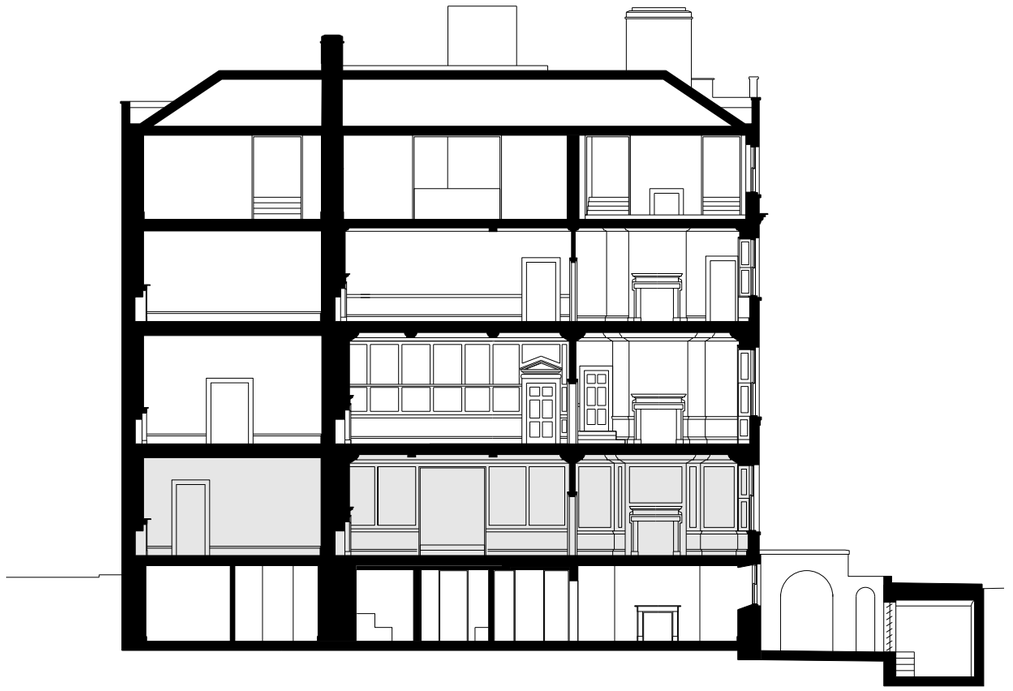
Ground floor

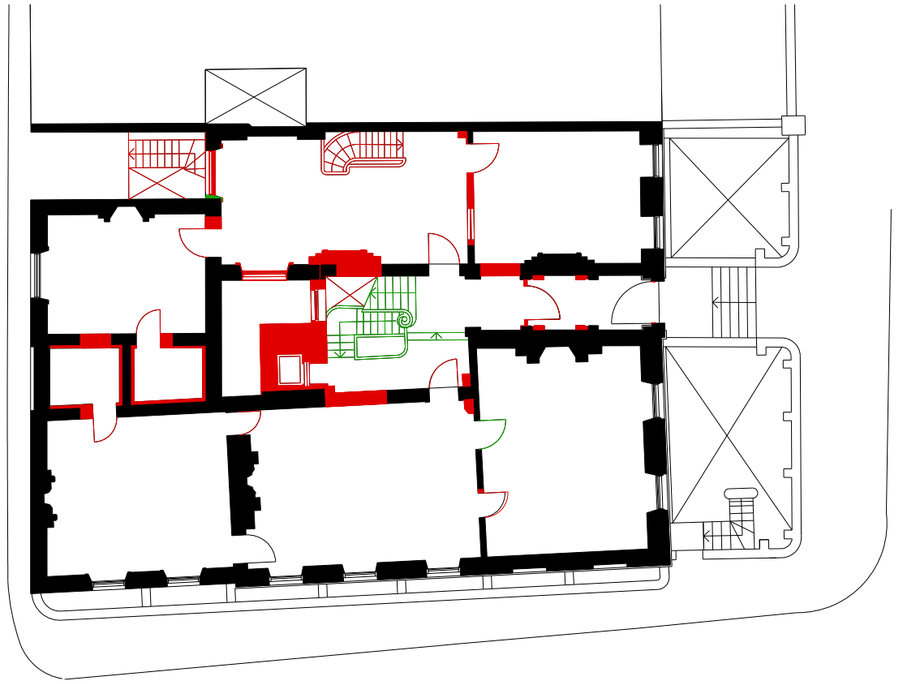
The ground floor of 1-2 Lincoln's Inn Fields in its existing state enjoys good light in the south facing front rooms and to a lesser degree to the west facing rooms of No.1. However, these rooms lack a sense of privacy due to their close proximity to the passing public on Gate St. The entrance hall and main stair hall, as well as the middle and rear rooms to No.2 suffer from an acute lack of natural daylight due to their separation from the front rooms of the house.

In the proposals the ground floor is envisaged as a 'trade floor' in the tradition of the English merchant house. Room plans and layouts are maintained but opened up to each other forming a sequential chain of public reception rooms.

The key alterations and interventions are listed below:

- minor alterations to entrance hall, raising the height and depth of the arches, converting them from elliptical to semi-circular to improve the volumetric proportions of this sequence of spaces
- relocation of level change in floor from the middle of the stair hall to the threshold between this hall and central room of No.1
- relocation and enlargement of opening between stair hall and adjacent rooms in No.1 and No.2. This is to unify the heights of the openings as experienced from within the stairhall and to provide greater connectivity across the hall
- relocation and enlargement of opening between front and middle room of No.2 to provide greater openness and light to the middle room
- careful removal and salvage of Edwardian staircase to basement in middle room of No.2
- infill of former lightwell window and doorway to middle room of No.2
- introduction of opening to lift lobby through north facing window, historic architraves and panelling retained and restored.
- relocation of openings to small security rooms at rear of building although the plan form of the original rooms is retained on this floor
- removal and infill of modern doorways in No.1 introduced during the conversion of the house into offices
- introduction of risers for the distribution of services at the rear of the property and in the altered wall between the front and middle room of No.2
- floorboards to be numbered, refurbished, and then returned to original rooms
- allowance of 10% careful removal and later reinstatement of wall finishes; for introduction of electrical, water and mechanical services





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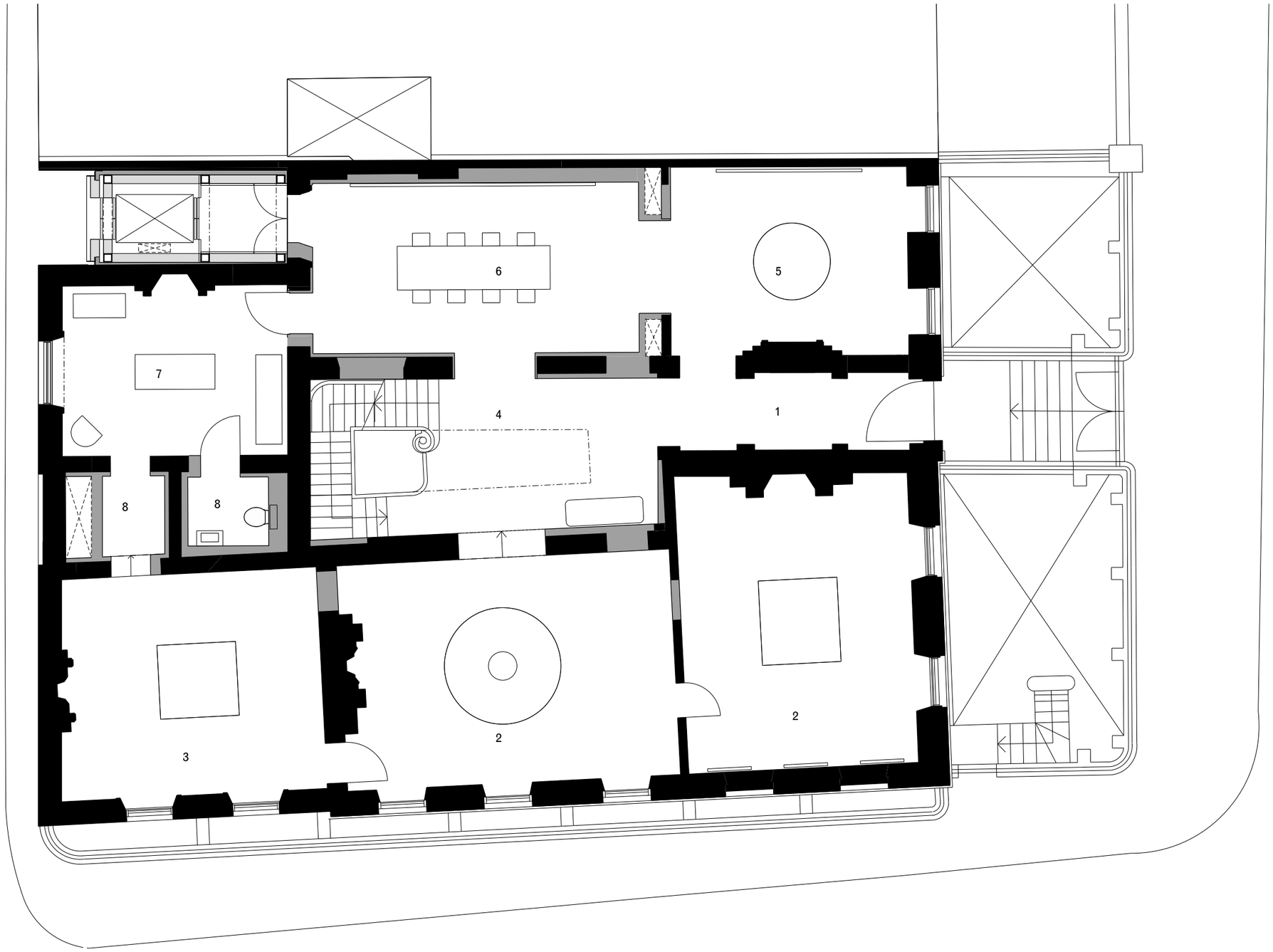
Bottom: Existing ground floor plan with proposed demolition in red (1:200)



existing
infill
dismantled and relocated
demolition
services riser

Proposed ground floor plan 1:100

1 Entrance hall
2 Gallery
3 Screening room
4 Stair hall
5 Reception / gallery
6 Library
7 Rear lobby
8 Cloaks / WC

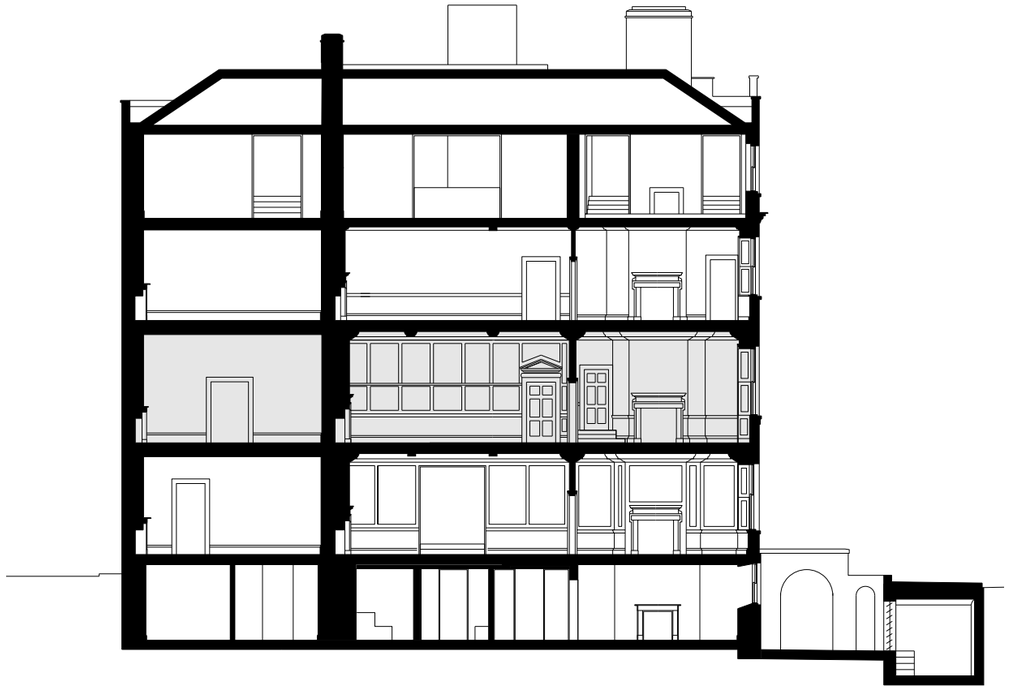
First floor

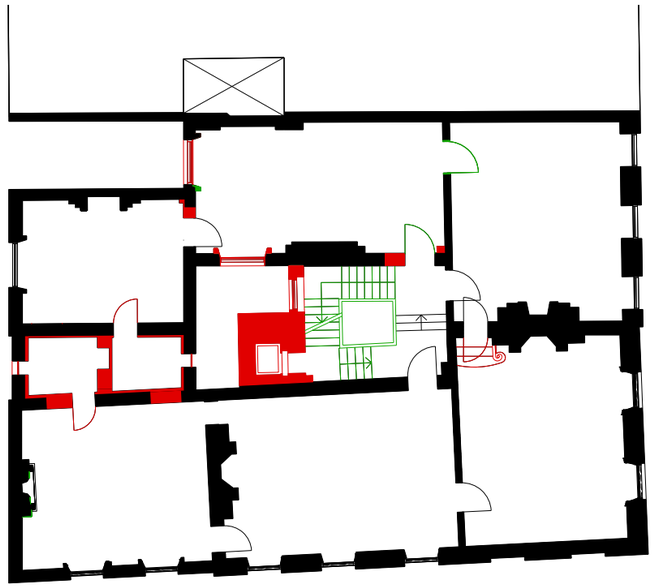
The first floor boasts the finest interiors of the house. In the proposals the first floor will be occupied by the main family living spaces of the house.

The first floor is envisaged as a generous series of interconnected spaces, into which the functions of kitchen, dining and living rooms are allocated. The two front rooms of the house are to be utilised as a conjoined living room suite, while the rear and middle rooms of No.1 will function as kitchen and dining room respectively. The rear room of No.2 is to become a washroom and wc for the floor. All of the rooms except for the middle room of No. 2 are intended to be carefully restored with minimal interventions required for the integration of services and fixed furniture elements.

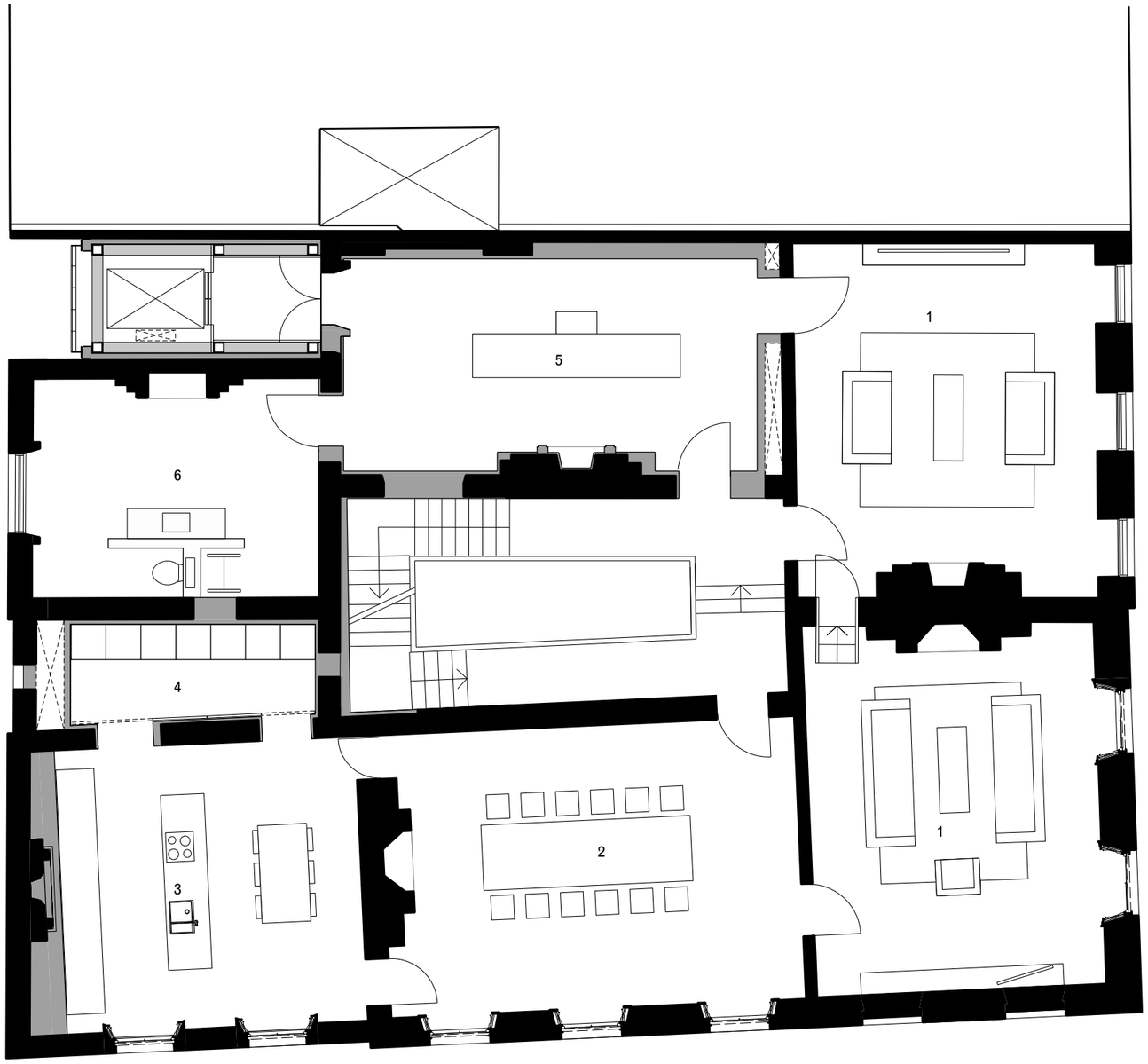
The key alterations and interventions are listed below:

— careful insitu restoration of significant wall and ceiling finishes to all historic rooms
— minimal alterations in front room of No.2 including rehanging door to open into room, sealing of door to stair hall
— infill of former lightwell window to middle room of No.2
— introduction of opening to lift lobby through north facing window, historic architraves and panelling retained and restored.
— reconfiguration of small security rooms at rear of building to create WC and shower spaces
— introduction of risers for the distribution of services at the rear of the property and in the altered wall between the front and middle room of No.2.
— floorboards to be numbered, refurbished, and then returned to original rooms
— allowance of 10% careful removal and later reinstatement of wall finishes; for introduction of electrical, water and mechanical services





Above: Proposed section DD with first floor highlighted (1:200)
Below: Existing first floor plan with proposed demolition in red (1:200)



existing
infill
dismantled and relocated
demolition
services riser

Proposed first floor plan 1:100

1 Living room suite
2 Dining room
3 Kitchen
4 Scullery
5 Library
6 Washroom / wc

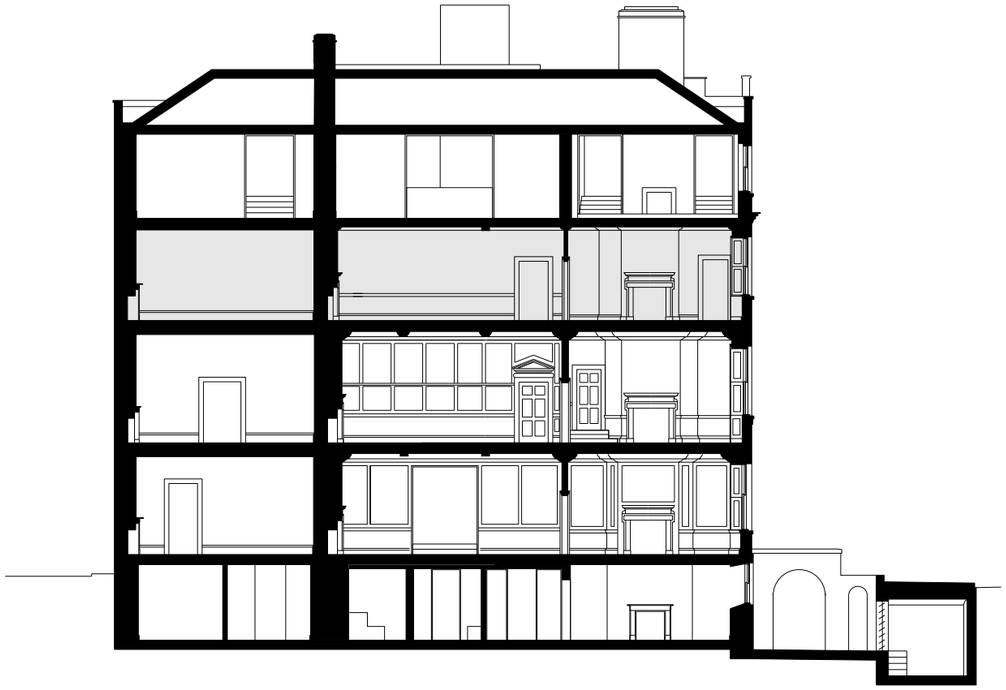
Second floor

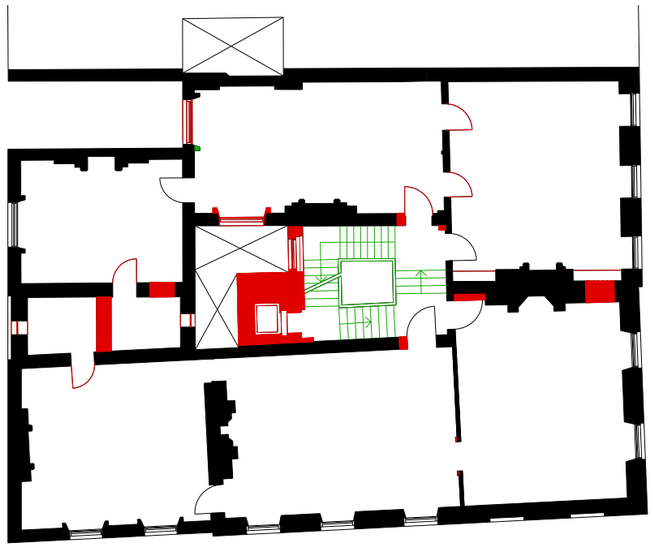
In its existing state the second floor retains many elements from the original 18th century houses, including original window shutters, cornicing, dados and skirtings. Poor quality modern paneling has been added to the front room, and the simple marble fireplaces are later 1840s additions.

In the proposals the second floor is divided into 2 bedroom suites for the client's children and a smaller guest bedroom located in the rear room of No. 2. The middle room of No.2 is designated as a TV room/den.

The key alterations and interventions are listed below:

- careful insitu restoration of significant wall and ceiling finishes to all historic rooms
- minor alterations to front room of No.2 including infill of door openings to middle room and reinstatement of door to stair hall
- infill of former lightwell window to middle room of No.2
- introduction of opening to lift lobby through north facing window, historic architraves and panelling retained and restored.
- reconfiguration of small security rooms at rear of building to create WC and shower spaces
- infill of modern doorway passage between middle and rear rooms of No.1 adjacent to chimney
- removal of door and sealing shut of doorway between front and middle rooms of No.1
- introduction of risers for the distribution of services at the rear of the property and in the altered wall between the front and middle room of No.2.
- floorboards to be numbered, refurbished, and then returned to original rooms
- allowance of 10% careful removal and later reinstatement of wall finishes; for introduction of electrical, water and mechanical services





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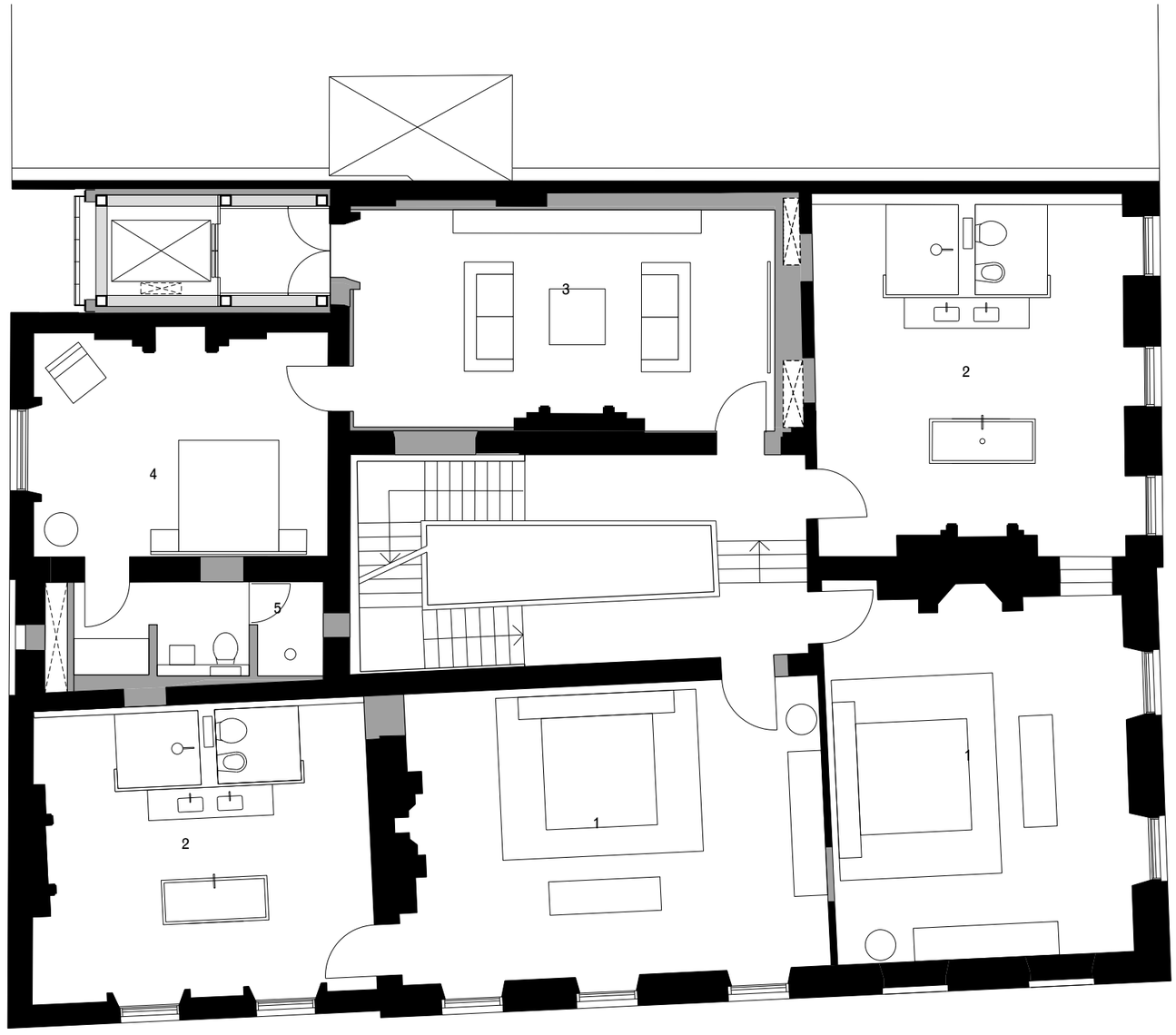
Bottom: Existing second floor plan with proposed demolition in red (1:200)



existing
infill
dismantled and relocated
demolition
services riser

Proposed second floor plan 1:100

1 Bedroom
2 En-suite
3 TV room / den
4 Guestroom
5 Guest en-suite

Third floor

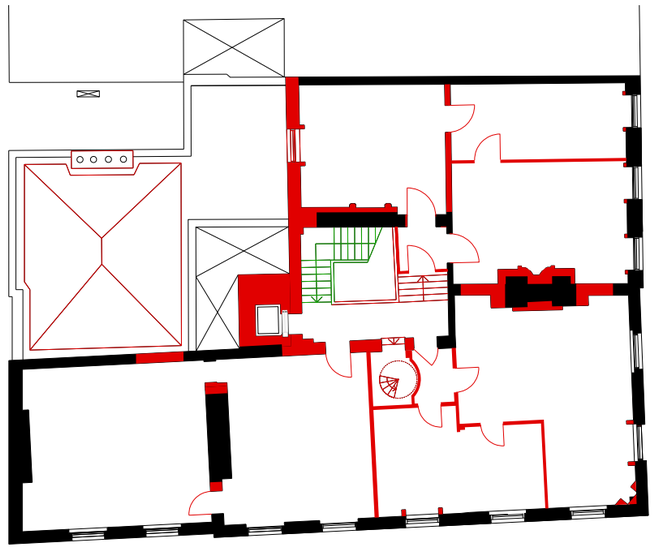
The existing third floor layout is somewhat representative of the domestic requirements of a private house in the mid nineteenth century, however, partitions and finishes have been heavily altered in the more recent past. In heritage terms, it is agreed that the best use of this building is a single family residence however, the layout of the rooms is at odds with how a modern family would utilize this floor.

Conversion of these smaller third floor rooms into larger spaces makes rooms of a comensurate size with the rest of the house. The extension over the roof of No. 2 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.

In the proposal the third floor is utilised as the master suite of the house with bedroom and en-suite occupying the front rooms of No.s 1 & 2 respectively. The middle room of No.1 is the entrance space for the floor and as such accommodates a private living room. The rear rooms are to be dressing and bathing spaces with the middle room of No.2 opened to the exterior to provide a modest roof terrace for the house.

The key alterations and interventions are listed below:

— removal of all heavily adapted partitions between front and middle rooms of No.1
— removal of the majority of the structural masonry wall to the east of the middle and rear rooms of No.1 to create open plan connection with new extension over rear of No.2
— removal of 20th century landing box at top of central staircase
— removal of party walls between front rooms of Nos 1 and 2 either side of chimney breast
— removal of stud partition in front room of No.2
— removal of post 1840s small rear room to No.2 to create space for external terrace with plan form relating to below rooms
— removal of heavily altered roof and ceiling structure to No.2 with new raised ceiling to match height of No.2 ceiling, creating unified space across the two houses



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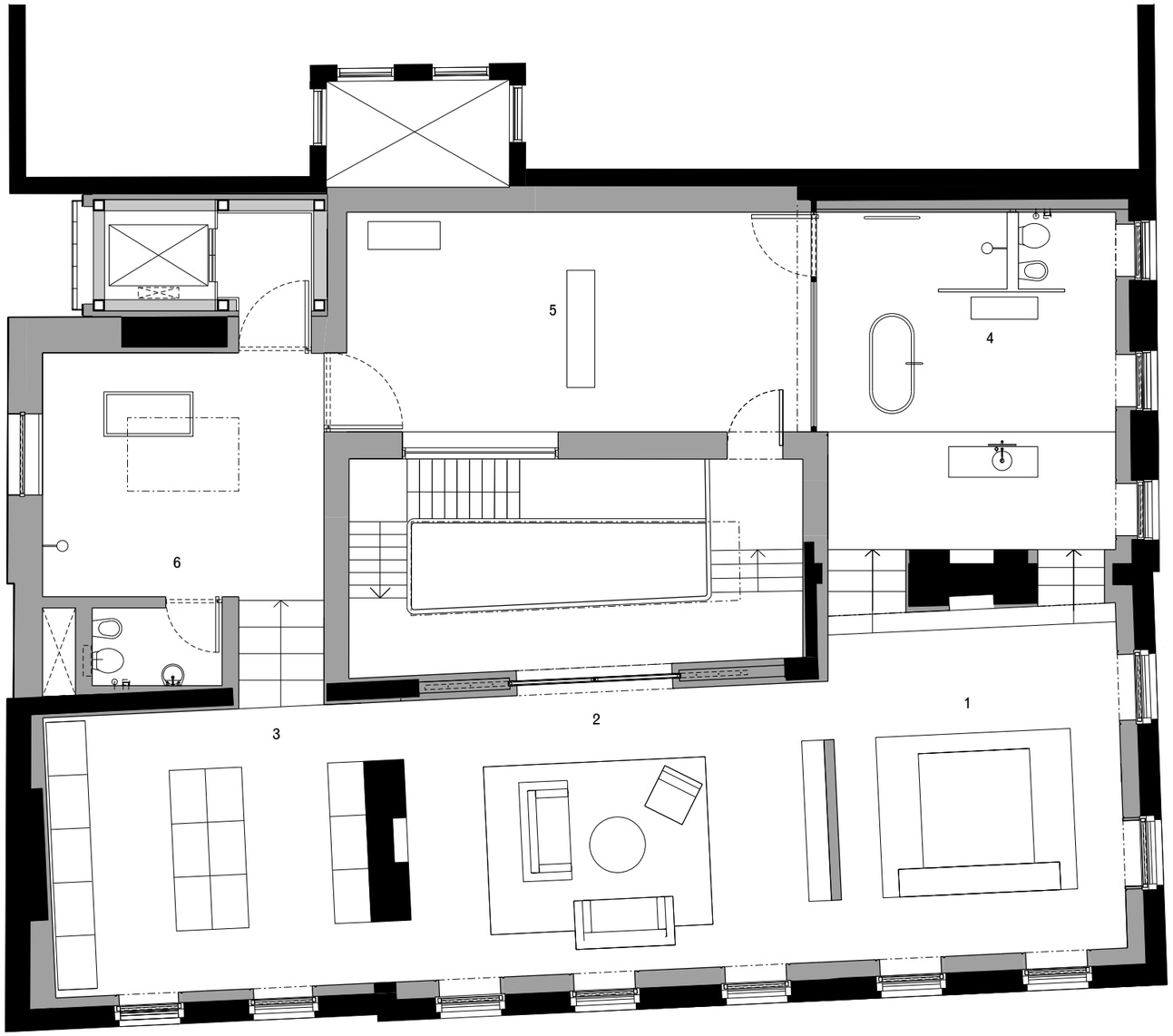

existing
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demolition
services riser

Proposed third floor plan 1:100

1 Bedroom
2 Master living
3 Dressing
4 En-suite
5 Terrace
6 Japanese bathing

7 Restoration in detail

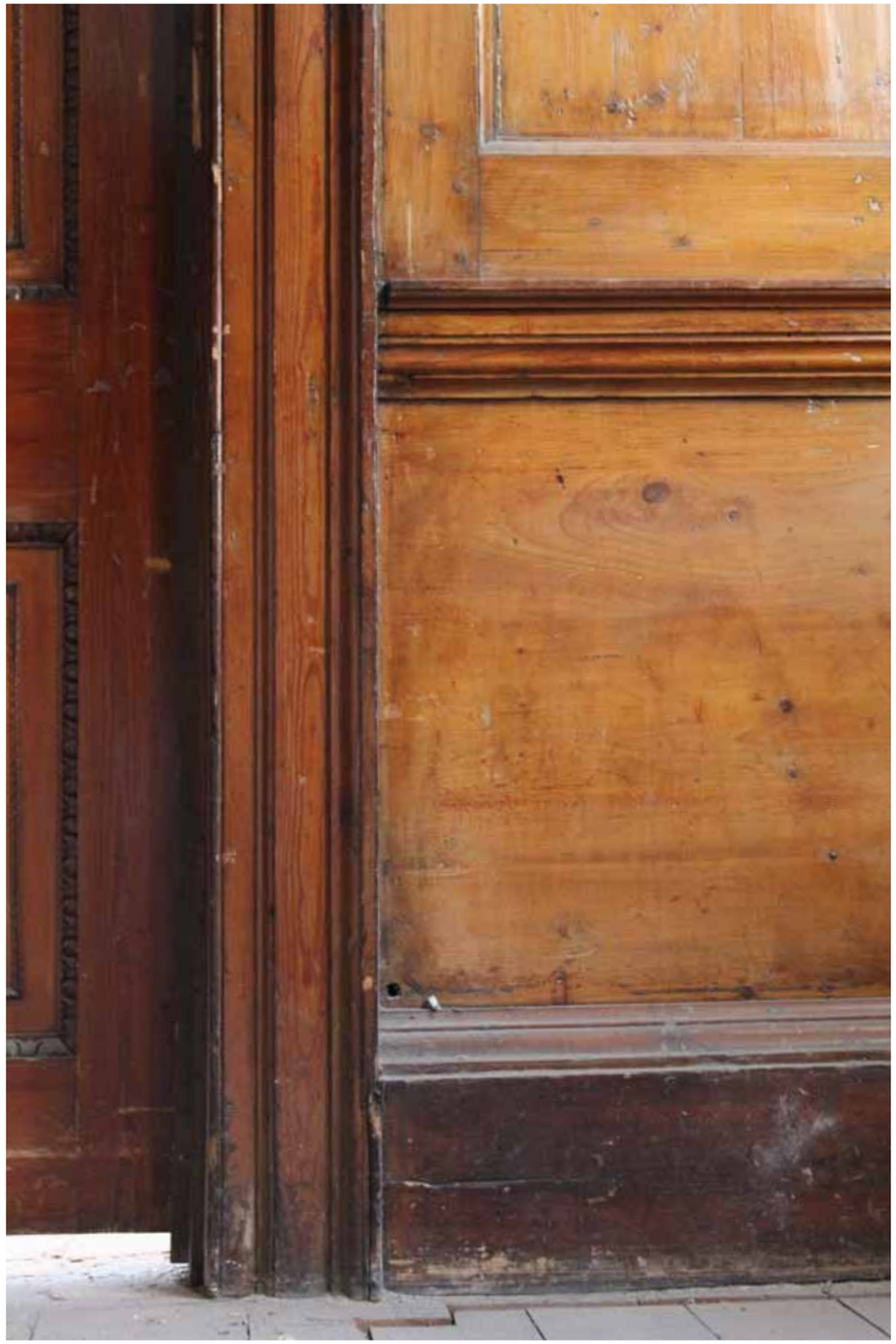
Repair work and minor interventions

David Chipperfield Architects and Julian Harrap Architects have a long standing reputation and strong philisophical approach towards architectural restoration. The completion of the Neues Museum in 2009 exemplified their critical and scientific approach to the restoration and adaptation of historic fabric.

The proposal athough different in programme and social history intends to strike a balance between exemplary restoration and a modern architectural intervention that will re-unite the building as a whole and enable the it to become a fully functional modern dwelling.

The following notes outline the proposed attitude/ methodology towards the restoration of the historically significant fabric. Within historic rooms and the main staircase hall, areas of particular interest and requirement for attention to detail include:

— wooden panelling
— cornices
— dados
— architraves
— skirting mouldings
— fireplaces
— windows, window shutters and window seats
— doors
— floorboards
— stairwell and staircase



Panelling

All repairs to be minimally invasive and carried out in situ.

Structural repairs to panelling may require minor intervention, where panelling is painted it may be necessary to break existing paint edge at joints between the stiles, rails and panelling.

Paint to be maintained, unless absolutely necessary to carry out the repair; where paint is removed paint samples will be taken to record historic build-up.

All new softwood timber to be selected first quality European Redwood (Russian or North Swedish). The new timber should have a moisture content at the time of installation of not more than 12% or less than 8% of dry weight, and unless otherwise described is to be in accordance with BS 1186 Class 1.

Paint

Throughout the property the historic panelling can be found in a number of different states and finishes. Panelling to the timber panelled room on the first floor has been fully stripped to expose the original timber, in some rooms timber detailing has been stripped and in others there are a number of layers of paint covering the original panellng and/or detailing.

Through conversation with JHA and Patrick Baty (Papers and Paints) it is proposed that some initial scrapings and layering analysis is to be taken of the existing build-up of paint. Once the analysis is compiled and a record made it is proposed to strip heavily clogged areas and then lightly sand to a flush finish. All historic panelling and detailing will be cleaned and filled where appropriate before having a single undercoat applied. It is proposed that the finish is to be a flat oil based paint akin to the traditional ‘matt’ paint of the mid-eighteenth century.

Colours are to be confirmed with the client at a later date.

Cornices and decorative ceilings

- all existing historic lathe and plaster ceilings and plaster cornices to be retained
- modern (20th centruy) decorative mouldings to be removed carefully and disposed of
- areas of plaster to be made good using appropriate materials and techniques

Architraves:

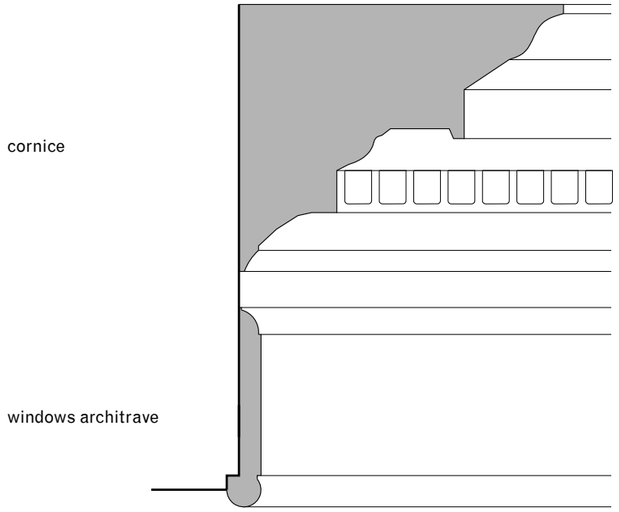
- all architrave to be review on site. Where necessary all non original or poor quality mouldings to be removed from site
- contractor to copy a section of the appropriate original architrave moulding and run off modern section in s/w for the replacement of the incorrect sections with original pattern
- for locations of replacement architrave please refer to internal elevations submitted with this application

Dado rails:

- all dado rails to be reviewed on site. There are a number of poor 20th century copies that should be removed and taken off site
- contractor to copy a section of the appropriate original dado rail moulding and run off modern section in s/w for the replacement of the incorrect sections with original pattern
- for locations of replacement architrave please refer to internal elevations submitted with this application

Skirting

- All skirting to be recorded, carefully removed and labelled to allow for general cleaning and the distribution of modern electrical services where distribution within the respective floor void is not possible
- Where modern trunking and or box sections cover the original skirting these will be removed carefully and taken off site
- All historic fabric to be restored in line with general methodology statement/ general notes
- Where original fabric is missing the contractor is to use replacement modern s/w sections with original moulding



Details (1:5)

Fireplaces

- The existing building contains fine examples of both Georgian and early Victorian fireplaces.
- The marble inner surrounds of the Georgian fireplaces and stone or marble complete surrounds of the early Victorian fireplaces are to be carefully cleaned and repaired with marble/stone dust mortar repairs by specialist restorers
- The painted or varnished outer surrounds of the Georgian fireplaces will be carefully cleaned of clogged paint (but not stripped so as to retain the record of historic paint layers) and redecorated as part of the overall painting of timber details and panelling in a dead flat (matt) paint in an appropriate historic colour
- Where they exist, cast iron inserts will be carefully restored and repaired by a specialist contractor
- In a number of locations original fireplaces have been removed and blocked over (room 105 on first floor) or replaced with modern poor quality fireplaces (rooms 301 and 304). In these locations the historic fireplaces removed from other locations in the basement and middle room of the gorund floor will be repostioned.

Window repairs

— Existing windows to be overhauled and thermally up-graded by the introduction of brush seals to the sashes. All gaps between window frames and walls to be sealed.
— Existing glazing will be upgraded to improve thermal and acoustic properties where possible within the existing sash frame.

Refurbishment of window shutters

— Where shutters have become detached from their hinges or boxes specialist joiners will carefully pice in timber and refix.
— Any shutters that have been painted shut will be carefully cut out and prised from their boxes. excess paint will be removed and the shutter inspected and overhauled as necessary.
— Where these have been removed plain boarded inner leaves will be reinstated with appropriate ‘H’-shaped hinges.

Shutter box linings

— Where linings have large gaps adjacent to the window frame/ architrave, carefully remove, if doing so will not damage the lining.
— Piece in the gap with scribed section of s/w timber glued to existing section and refix to existing grounds.

Historic windows in front rooms with sheer curtains

Doors

- The doors that exist are a mixture of panelled doors of varying dates, these will be reviewed on site and a specification for the appropriate repair/ replacement will be compiled during detailed design.
- All early eighteenth and nineteenth century doors in rooms of significance will be kept and repaired.
- Any doors that are of historical value from the basement and third floors that cannot be accomodated in the proposed scheme will be passed on to architectural salvage.
- Upgrading of historic doors to meet the minimum 30 minute fire resistance is unlikely due to their inherent thickness, however, in cases where this is is required it will be done in a manner that does not adversely affect the historic appearance of the door.

Floorboards

Refurbishment methodology:

- Contractor to lift and number all floorboards. Generally floorboards to go back into the positions from which they were taken.
- Refurbish off site; cutting off damaged ends where necessary, removing nails and planing underside of boards to achieve clean, flat surface.
- Reinstate boards in house with ‘cleaned’ underside facing up.
- Paint boards on site with Farrow & Ball water based floor paint (40% sheen)

Existing floorboards in room 203

Staircase

The proposals involve the enlargement of the Staircase Hall, northwards using the space currently occupied by the lightwell. The principles of repositioning the staircase and extending the landings have been illustrated in schematic drawings on pages 38-43 and are detailed in appendix D of Julian Harrap architects' heritage impact statement.

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.

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 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. 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.

8 Technical issues

Sustainability

The listed status of the building precludes significant alterations to meet any current energy efficiency requirements. However where possible, measures shall be implemented to improve the energy efficiency and sustainability of the on-going use of the building. For a full introduction to the services proposal please refer to EEP's environmental impact and sustainability report.

Heating strategy

It is proposed that heating will be provided through a combination of a background level of under-floor heating/warming topped up with supplementary heating from trench heaters or radiators located under windows. Heating to the washrooms and ancillary spaces will be conducted through an electrical matting system.

Comfort control

A variable refrigerant volume (VRV) heat pump system is to be installed to cool and control key rooms within the building including bedrooms, living areas and the gym. The individual fan-coil units (FCU's) are to be integrated into free-standing fixed joinery using the floor void for distribution/ circulation. They will be controlled and monitored through a central control facility. For further information please refer to the proposed building services strategy report prepared by EEP.

Lighting

The proposed lighting strategy is to sit sympathetically with the historic fabric and reflect the hierarchical nature of ornamentation within the property. In keeping with the service strategy, the majority of the light fittings will be serviced directly via the whole house system through the floor void.

Rooms in the basement, smaller WCs and some other ancillary spaces will predominantly be lit by a number of directional downlights/spots mounted in ceilings.

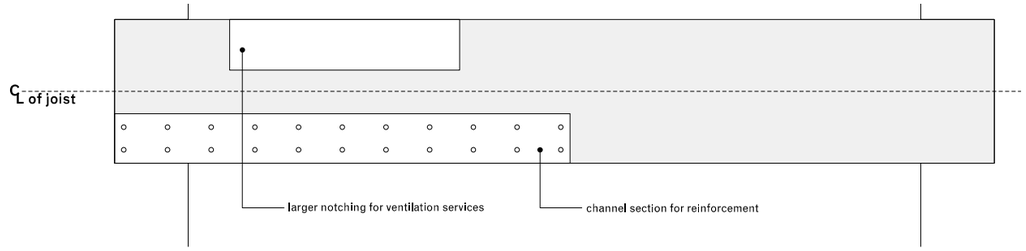
Typical window elevation, section and plan detail (scale 1:25) illustrating heating strategy:
1 trench heater within floor void; 2 underfloor heating;
3 thermally upgraded, draught-proofed sash windows.

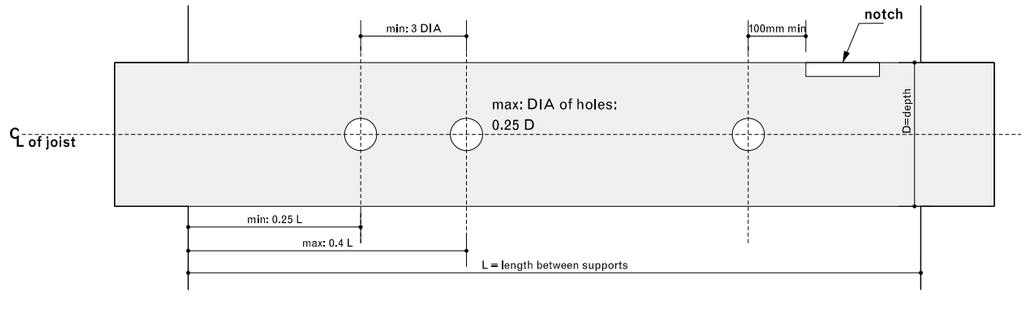
Integration of services

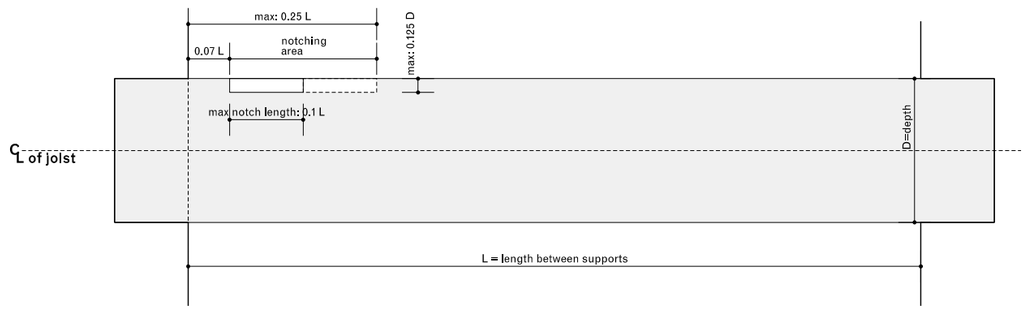
Much of the proposal involves the integration of modern services into the house in a sensitive and non-invasive manner. In accordance with the client's requirements The Environmental Engineering Partnership (services engineers) have set out strategic proposals based on the current plan layouts. Their scope of work consists of the integration of the following:

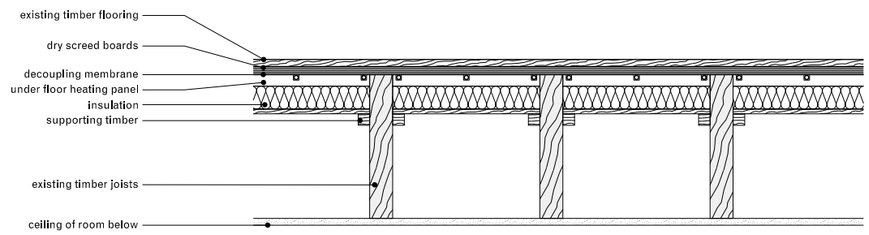
— heating
— ventilation
— hot water
— cold water
— drinking water
— water treatment
— electrical intake
— lighting
— domestic power
— fire alarms
— integrated reception system
— intruder alarms & security
— controlled access
— audio visual installation

As much of the house is of significant historic interest, it is our intention to use the floor voids for the horizontal distribution of all new services. Wall mounted switches and sockets are to be kept to a minimum with all integrated whole house system panels and controls to be mounted in free standing joinery. Power outlets are currently proposed in floor boxes to avoid intrusive work to the historic panelling.









Typical permissable notching and drilling for all timber joists (scale 1:10)

Structural interventions

This section primarily identifies and highlights the minor structural alterations proposed and the effect that they will have on the existing structure. For a full introduction to the structural proposal please refer to Davies Maguire and Whitby's structural engineering report.

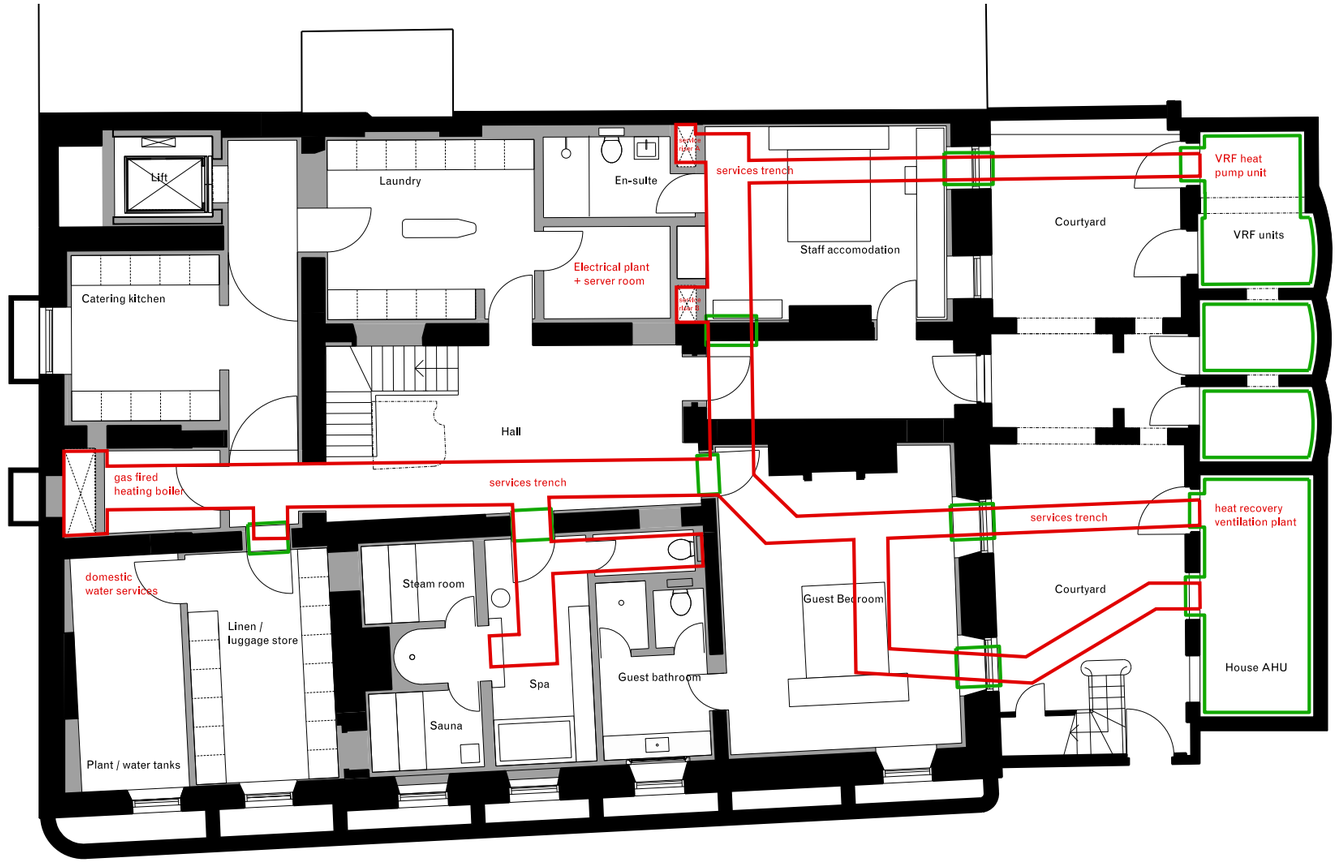
The proposed refurbishment of the property largely retains the existing building and mainly consists of provision for new services and equipment. The main other interventions are described below:

Below ground works - After careful consideration and a number of different design iterations, including a proposal for a new sub-basement, it is proposed that the vaults to the front of the property are to be utilised and modified to house the required mechanical and electrical equipment. This will allow the original footprint of the main house to remain largely untouched by the integration of new incoming services. It is proposed that the current concrete slab is to be broken out and lowered by approximately 1 metre allowing for increased head room and circulation for the required plant.

In addition it is proposed that the suspended floor at basement level of No.2 be carefully dismantled and lowered to match the existing finish floor level of No.1. Shallow excavations (typically less than 400mm) will also be made in local areas to incorporate service trenches providing horizontal routes for services from the vaults to the proposed vertical risers.

On ground, first and second floors the structural interventions to walls are limited to the incorporation of new lintels where openings have been altered or moved, and the placing of a new column running through the building to support the altered roof.

At roof level the alterations are more substantial in order to achieve the proposed open plan living space, however, these are designed to retain as much of the original roof structure as possible. The proposed extension will be formed from a timber flat roof supported on a lightweight steel frame to create a space with minimal columns at third floor level. The new steel frame will support the edges of the pitched roof which previously sat on the masonry core structure. The existing pitched roof in these areas will be retained in terms of external profile but the bottom chord of the roof trusses will be reconfigured in order to create additional head height below.



Structural diagram, indicating proposed service trenches and localised underpinning (scale 1:125)

Fire safety

The fire strategy for the proposals 1-2 Lincoln's Inn Fields are being developed with AIS approve building inspectors to inform the building design as part of the planning process. It is intended that the design submitted for planning approval can be developed to comply, post-planning approval, in line with the appropriate fire safety legislation during the building control process, without having to revisit planning in the future.

The existing building will not meet current building regulations in the UK due to the lack of a second means of escape from the upper floors. In addition to this, upgrading of doors and some partitions may be required to ensure sufficient compartmentalisation of the building is achievable. Furthermore there will be limits on occupancy numbers within the building due to the lack of more than one ground floor exit.

Due to the existing constraints it is not possible to develop a 'code approved' solution to the fire safety requirements of the building. An engineered approach will therefore be developed for approval from the Borough of Camden. This will take one or both of the following forms:

- the provision of sprinklers or high-sensitivity smoke detection systems such as Vesda throughout the development together with a fast response fire detection and alarm system
- the provision of an evacuation lift with separate electric supply that could form a secondary means of escape

It should be noted that the intention in the first instance will be to gain approval for the single open stair with as little impact on the remainder of the architecture as possible. It is preferable to avoid the use of sprinklers in or adjacent to rooms of historic significance. The opening up of the houses to each other will assist with this as it provides more direct route of escape. The incorporation of the lift in the north lightwell will provide a route of direct egress to the street.

Lifetime Homes

16 Design Criteria

1. Parking

The development does not contain any parking provision therefore this criterion is not relevant. It is also the policy of the council to restrict residents' parking in this area. This is commonly controlled through section 106 agreements that specify new residents (resulting from similar change of use properties) will not apply for parking permits.

The nearest disabled parking space is located 50m from the main entrance to the house on Gate St.

2. Approach to dwelling from parking

As the development does not include a parking space this criterion is not relevant. Access into the principle entrance cannot be level due to existing steps which are part of the listed features of the building. Level access will be provided at the rear of the property via the lift. This is an improvement of the existing as currently there is no level access.

3. Approach to all entrances

As above, level or gently sloping access into the principle entrance is not possible due to the existing steps which form part of the listed feature of the building. Level access will be provided at the rear of the house via the lift.

4. Entrances

The three entrances to the dwelling are located at the main front door on the raised ground level, the basement entrance below the main front door and a new level access at the rear of the property via the lift. These entrances will meet the following criteria:

- Be illuminated
- Have level access over the threshold
- Have effective clear opening widths and nibs where this does not affect the listed fabric
- Have weather protection where this does not adversely affect the listed fabric.
- Have an external landing

5. Communal stair and lifts

This application is for a single dwelling and therefore Criterion 5 is not relevant.

6. Internal doorways and hallways

The house currently meets all requirements for internal doorways and hallway widths as set out in criterion 6 - namely a minimum clear opening for doors of 750mm and a minimum width of 900mm for hallways/landings.

7. Circulation space

This criterion relates primarily to turning circles and circulation within living and dining rooms and kitchens. Due to the generosity of room sizes within the property to which this application relates easily meets the requirements set out in Criterion 7. An example of this is shown on the first floor plan opposite.

8. Entrance level living space

The proposed dwelling provides socialising space on the ground floor which is conceived of as a suite of reception and gallery spaces. There is no level access from the street due to the entrance steps, however, level access is proposed at the rear of the property via the new lift.

9. Potential for entrance level bed-space

'Entrance level bed-space' is provided with two bedrooms located at the basement level of the property. Currently it is proposed to provide level access to these rooms via the new lift at the rear of the property. If required it will also be possible to incorporate a platform lift within the basement level courtyards that will provide level access from street level.

10. Entrance level WC and shower drainage

WCs are provided on every floor of the proposed dwelling. This includes the 'entrance level bed-spaces' on the basement level where two showers are also included. An accessible WC is also included on the ground floor level.

11. WC and bathroom walls

The existing house walls are all constructed from masonry and therefore the requirement for future provision of grab rails is met with these proposals.

12. Stairs and potential through-floor lift in dwellings

a) The current (and proposed) stairs and associated area are adequate to enable the installation of a seated stair lift without significant alteration or reinforcement although this is unlikely to be acceptable from a heritage conservation point of view due to the significance of the staircase as a feature of the building's listed status.

b) The current proposals include a through floor lift providing level access to the entirety of the basement floor and the majority of the ground floor. The proposed lift also provides level access to rooms in No.2 on first, second and third floors.

13. Potential for fitting of hoists and bedroom/bathroom relationship

Requirement for future fitting of single point ceiling hoists is met by the existing timber joist structure. All bedrooms included in the proposed dwelling are served by en-suite bathrooms.

14. Bathrooms

All bathroom layouts connected to main bedrooms on second and third floors provide well in excess of the minimum space requirements for accessible use of WCs, baths and showers. Accessible floor level showers are provided in the rear bedroom on second floor and both bedrooms on basement level.

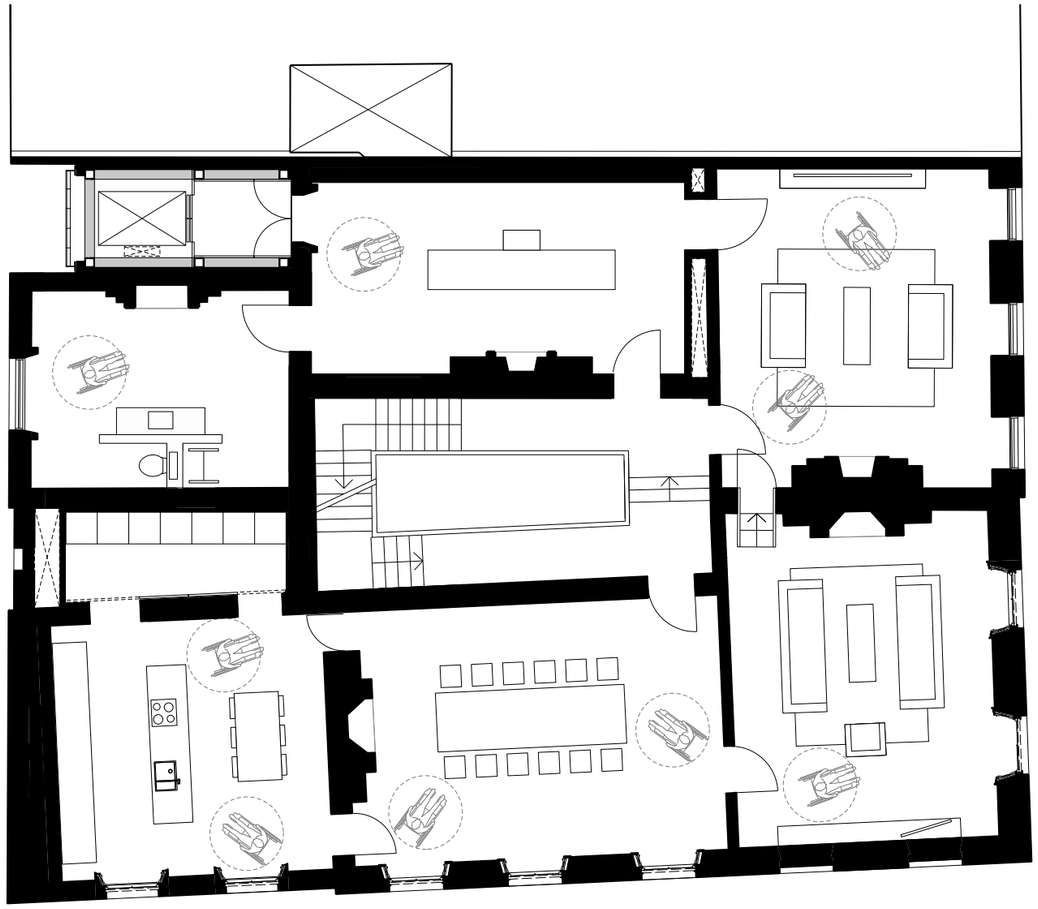
15. Glazing and window handle heights

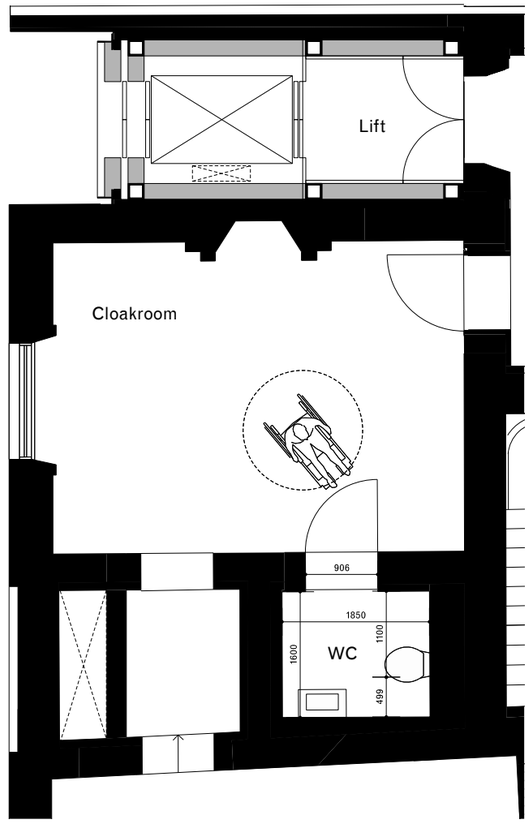
The height of glazing (windows) within the existing façade cannot be altered as the location and size of the windows are protected by the building's listed status. Having said this, the majority of windows in No.2 (including those in the proposed principle living spaces) start no higher than 800mm above floor level. The windows in No.1 are marginally higher but typically start no higher than 900mm.

All the existing windows are traditional timber sash windows and are approachable and operable by a wide range of people – including those with restricted movement and reach.

16. Service controls

The proposals seek to minimise the impact of service controls on the historic fabric by locating the majority of electrical sockets within floor boxes so as not to damage or impact negatively on the appearance of walls. The location of lighting and other service controls will elsewhere be discreetly located in furniture elements and near doorways into rooms. Where possible this will be within the height band of 450-1200mm as required by criterion 16.





Proposed 1st floor plan (living floor) with circulation spaces / accessibility
Extract from proposed Ground floor plan with DDA compliant WC

Amenity

Daylight / Sunlight

There are a number of residential properties in close proximity to the proposed development at Nos. 1-2 Lincoln's Inn Fields. These are contained within the building at 2 and 2a Whetstone Park which is located north of the site directly opposite the proposed roof extension. The lightwell of the neighbouring property at No. 3 Lincoln's Inn Fields will also be affected by the proposed alterations at roof level.

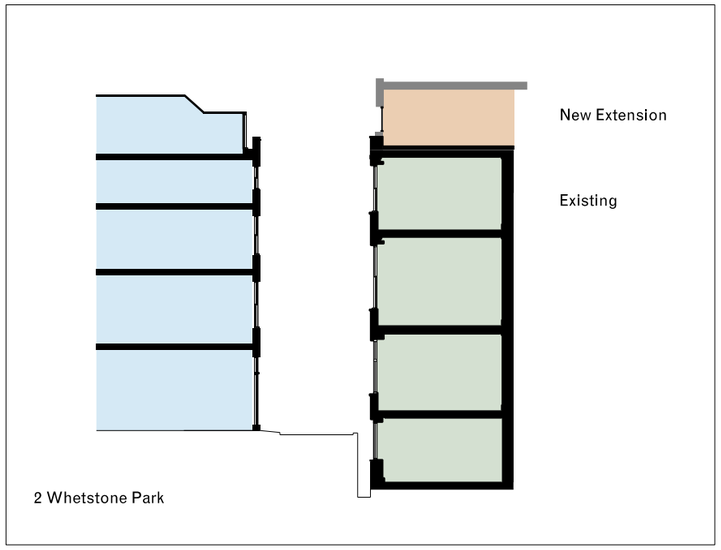
A detailed daylight and sunlight assessment has been carried out by Drivers Jonas Deloitte to establish the development potential of the site. The footprint and massing extent was determined using the vertical sky component and daylight distribution measurements and using applicable BRE guidelines.

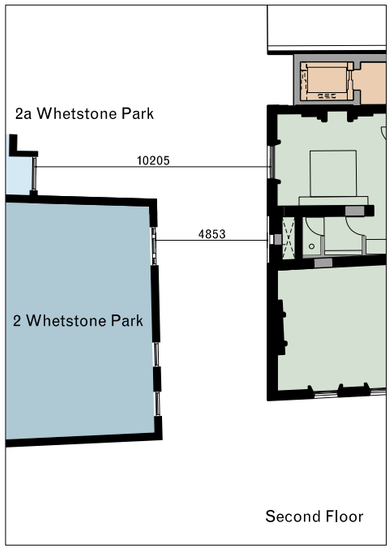
These assessments demonstrate that the proposed development would not give rise to any unacceptable daylight or sunlight impacts. Please refer to the accompanying daylight and sunlight statement for further details.

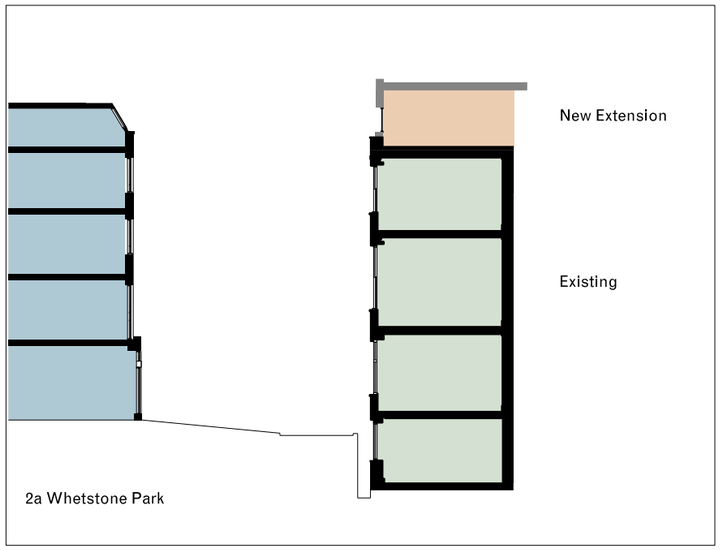
Overlooking / Privacy

The existing windows of No.2 Lincoln's Inn currently overlook windows to the residential properties at 2 and 2a Whetstone Park. The proposed extension at roof level includes a window in the same plan position as windows on the lower floors. Therefore this window does not materially increase the current state of overlooking/privacy issues (see diagram opposite). However, should there be concerns raised by the occupiers of these properties a mitigating measure that would be considered would be to include obscure glazing within this window.

The proposed terrace at roof level will also increase the scope for overlooking / loss of privacy within Nos. 1-2 Lincoln's Inn Fields from the offices at No.3. It is proposed to mitigate this on 3rd floor by the inclusion of a full height (3.35m) obscure glazed screen in the position of the lightwell. Tinted glazing will also be included in the large glazed wall on the West face of the terrace to mitigate loss of privacy to Nos.1-2 from the offices on the fourth floor of No.3. The proposed section and overlooking mitigation measures are illustrated on the opposite page.







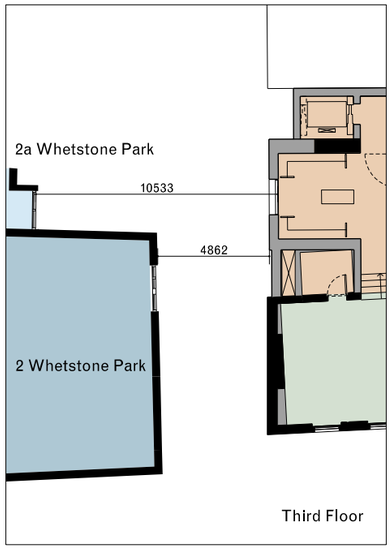
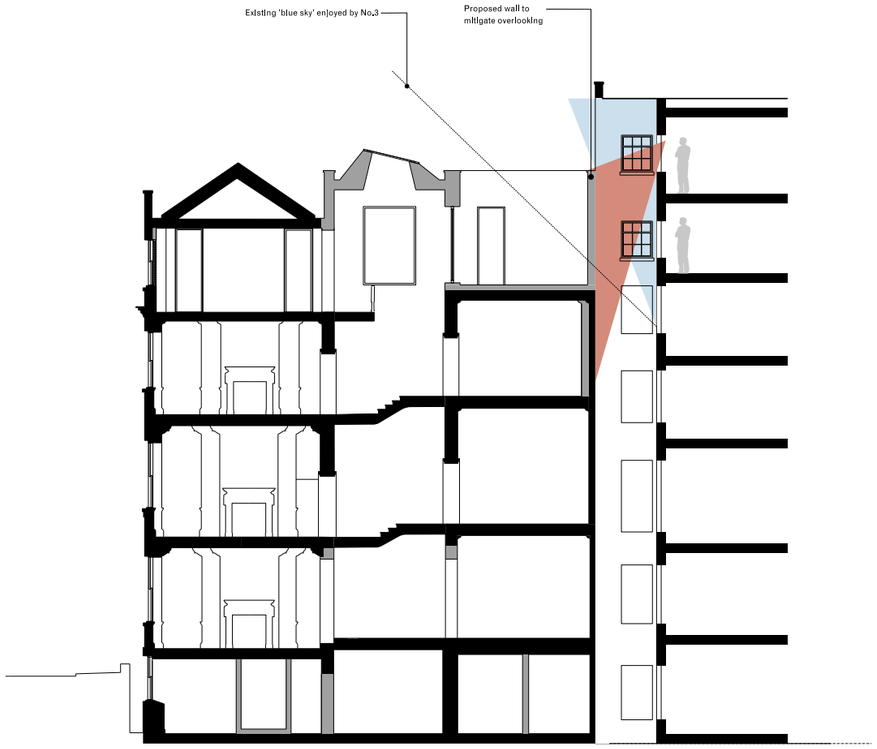


Diagram showing existing and proposed in relation to 2 and 2a Whetstone park

Existing section



Proposed section

Diagram showing proposed third floor with overlooking from No.3 and mitigation measures

Surveys and investigations

Background noise / vibration

Over a 5-day period between 7 and 12 December 2012 Paragon Acoustic Consultants conducted an acoustic survey to record the background noise level in the surrounding area. This survey will be used to establish whether the addition of the proposed plant into the vault spaces will satisfy Camden Council's external noise control criteria.

Internal noise measurements within the property were also taken in two locations to establish the degree of acoustic upgrade to windows that will be required in order to ensure the property can meet the current British Standards and World Health Organisation Guidelines for Community Noise.

Please refer to Paragon Acoustic Consultants reports for further information on testing methods, survey results and recommendations.

Drainage

In November 2012 UKDN Waterflow undertook a full below-ground drainage survey to establish the current condition and location/ levels of the existing drainage. This information has been used in the development of the proposals and the design of new drainage routes and sewer connections.

Ecology

Lincoln's Inn Fields is designated as a 'Site of nature conservation of local importance in Camden'. Due to the development's proximity to this site it is necessary to carry out a 'protected species risk assessment', in line with the guidance in section 13 of the CPG3 on Sustainability, for submission with this application.

The Ecology Consultancy were appointed to carry out this risk assessment. Due to the lack of green space onsite, the assessment focussed on the potential of the building within the site to provide suitable habitat for roosting bats. An external and internal inspection of No's 1 and 2 was undertaken which concluded there is no evidence of bats inside or outside the house. Please refer to the accompanying report for further details.

Asbestos & Hazardous Materials survey

Under the current Health and Safety at work Act, the Control of Asbestos regulations 2006 and in accordance with the current CDM 2007 regulations it is required to conduct a full Asbestos and Hazardous Materials survey prior to carrying out any major refurbishment or demolition works.
A type 2 Asbestos survey was carried out by Doyles in 2007 prior to the purchase of the building. This survey identified asbestos in the building, primarily in modern roof coverings and panelling that lines the space containing the roof access stair.
A further 'R&D' survey and removal will be carried out by a specialist contractor following reciept of listed building consent and planning approval for the proposed works.

Party Wall awards

In accordance with the Party Wall Act 1990 the client is required to serve Party Wall notices to the adjoining neighbours at No.3 Lincoln's Inn Fields prior to the commencement of building work to the party wall on the east side of No.2. CHP surveyors have been appointed for this purpose and are prepared to serve notices following the receipt of planning approval.

Opening up works

A number of opening up works have been carried out to the property as requested by Davies Maguire + Whitby (DM+W) structural engineers in order to understand the existing building's load paths and roof structure. Consent from LBC's conservation officer has been sought prior to all of these opening up works which have mainly involved the lifting of floorboards and removal of small areas of plaster to some walls and ceilings, particularly on the third floor. These opening up works have helped establish among the design team the current structural condition of the building and the potential voids that new mechanical and electrical services can be passed between.

Trial pits and investigations

Following consultation with LBC's conservation officer DM+W selected areas to form 600mm x 600mm trial pits in order to understand the load bearing capacity of the existing masonry walls. These pits were excavated to approximately one metre below the current foundations to establish the depth and structural stability of the foundations and the geological and hydrological build up of the substrate. Details of the findings of these trial pit surveys are contained within DM+W structural report submitted with this application.

Chimneys and Flues

Within the existing building there are five chimneys each containing a number of fireplaces. Two of these chimneys (located in the rear rooms of No.1 and No.2 the chimneys have been truncated and capped off at roof level. Prior to the commencment of site works a full CCTV survey from top to bottom of the chimneys will be carried out.
The survey report is to present:

- approximate dimensions of the existing flue (cross section and height)
- mapping of any angles or bends in the flue
- approximate position of any bends
- overall condition of the flue, and
- any remedial works required

The work also enabled test liners to be pulled through the flues to gauge the existing 'draw' and will help establish whether any additional mechanical ventilation will be required when reinstating working fires to the fireplaces.

Project Directory

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