

64 Lincoln's Inn Fields
London,
WC2A 3JX

DESIGN AND ACCESS STATEMENT

Introduction

This application relates to the regularising of unauthorised works and various minor amendments to the approved application 2013/743P & 2013/7457/L in the form of an s73 application.

Physical Context

64 Lincoln's Inn Fields is located within the Borough of Camden at the southern-most edge of the Bloomsbury Conservation area. Set within London's main legal district between Fleet Street, Holborn and the Kingsway, the site is also immediately accessible to the main political and financial centres of the city.

The area is a mix of residential, commercial and retail uses with a number of professional institutions based nearby. A large number of workers commute to the area each day and the gardens of Lincoln's Inn Fields offers a respite from the heavy pedestrian and vehicular traffic associated with the main thoroughfares and routes.

Summary of approved application 2013/743P & 2013/7457/L

Change of use from offices (B1a) to residential (C3) and partial demolition, alteration and extension to the existing building to create nine residential units.

The approved nine residential units will be located over the existing five storey property with a mixture of 3 studio units, 1 one bed unit, 4 two bed units and 1 three bed unit.

To the rear of the site will be a modern extension that will contrast the traditional existing property. This will house the three bed residential unit.

In the basement and the rear of the site, the ground level will be excavated to provide additional ceiling height within the basement and also to the rear to maintain the extension from projecting higher than the existing perimeter walls.

On the rear elevation to the south east of the property, another extension will be constructed from ground to third floor. This will mirror the projection to the other half of the elevation.

The reasons for the current application for listed building consent are split into two areas. These being to gain approval for the unauthorised works as well as the minor material changes

Unauthorised works and design proposals

- Alterations to the existing non original ceilings to achieve necessary sound and fire requirements to comply with Building Regulations.
This will be achieved by a minimal ceiling height reduction and also by carrying out necessary insulating works within the floor voids. These details are provided on drawing 3654-PI-621 Proposed details.
- Form lobbies in a number of the units to comply with building regulations for fire requirements. These lobbies are required so that entry is not directly into a flat. A fire protected lobby is required before entering the main accommodation. This is complies with Part B of the building regulations. As indicated on floor plan drawings 3654-PI-611-614.

- Provide wall lining to external and party walls to upgrade elements for sound and thermal building regulation requirements.
A minimal insulated lining system applied to the above areas is required by building control to upgrade to the minimum requirements under Part E & L of the Building Regulations.
- Repairs to damaged stairwell walls to improve overall finish.
Due to the condition of the existing walls in this area we are seeking approval for remediation and cosmetic improvement in this area as the details provided on drawing 3654-PI-620A.
- Alterations to approved door openings to achieve a more appealing double door access between upper levels within lounge/ kitchen areas.
This modification will give an improved grandeur to the opening between the two striking spaces and enhance living accommodation. It will also mimic the opening already existing at third floor. As indicated on floor plan drawings 3654-PI-612 - 614.
- Lift lobby suspended ceiling.
It is a requirement to provide a smoke curtain that will fall in front of the lift opening within the lift lobby.
This will be concealed by a new suspended ceiling which will also house a small motor that is triggered by the smoke alarm in these spaces. The depth of this ceiling 300mm. Refer to drawing 3654-PL-619 for further information.
- First floor provide additional partitions to form a dressing room similar to the approved ensuites on the upper levels.
This is another alteration that will improve the use of the space and has already been approved for similar on the upper levels.

Minor material changes

- Doors into lightwell in unit 1 bedroom 2 & 3.
These have been included for maintenance into this space and also additional ventilation for the bedrooms. As shown on drawing 3654-PL-610.
- Double doors provided in unit 1 bedroom 1. As above this will provide an improved grandeur into this striking space. As shown on drawing 3654-PL-610.
- Additional external stair in the front lightwell omitted.
There is no purpose to the additional stair to this scheme. This will not be visible from the front elevation. The modified stairs on the opposite side provides the necessary access for the fire escape. As shown on drawing 3654-PL-610.
- External wall finish to rear section of property.
Instead of the approved finish of glazed brick we seek to have this changed to a rendered finish. This will be more in keeping with the rendered extension walls and provide a more contemporary appearance similar to the new rear extension that is predominantly glazed with white rendered walls and flat roof construction.
In addition to the improved cosmetic appearance, having to construct the walls with glazed bricks would potentially have a significant structural impact on the adjoining property.

- New door in unit 1 at ground floor to access flat roof.
This is required for maintenance to the flat roof which is in unit 1's demise above bedroom 2. The door out onto this space will be an external white door to merge with the white render walls. As shown on drawing 3654-PL-611.
- Minor additional partitions in ground floor studio as noted on drawing 3654-PL-611 annotating additional storage requirements for water cylinders as no other practical space is available in this unit. As shown on drawing 3654-PL-611.
- Roof light omitted from first floor flat roof above dressing room in unit 7.
Not required for this small space and will not have any significant impact on the listed building as it is not visible in elevation and the alterations to this rear projection are new and in accordance with the original approval.

Additional information for approval

- Mechanical and electrical service routes to all areas of accommodation.
- Joinery details.
- Rear elevation windows.

Access Statement

The existing building has a 250mm step up to the front door. This will remain due to the introduction of a ramp to the front elevation of this Listed building would be aesthetically unpleasing. Access to the building will therefore be no worse than the existing.

All efforts are made to comply with Building Regulations Part M.