

10 - 11 Lincoln's Inn Fields
London, WC2A 3BP

October 2016
Revision /





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INTRODUCTION

1. INTRODUCTION

1.1 Purpose

The purpose of this document is to describe the design process from the brief development and site assessment stages through to design evolution and the final proposals.

Although the scope of works is not substantial with only minor alterations to the exterior, a thorough analysis of the proposals has been articulated within this document. This is due to the sensitivity of the site location within the Bloomsbury Conservation Area and proximity of the Grade I Listed Sir John Soane Museum.

A Pre-Application (2016/4245/PRE) was submitted on 22/07/16 and is pending feedback from the Heritage Consultant and Planning Officer.

1.2 Scope

The statement:

- Assesses the site and context
- Considers the constraints and opportunities
- Describes the design evolution and visual impact of proposals
- Outlines the involvement of others in the process
- Addresses accessibility

1.3 The Brief

The proposals are for the refurbishment of existing offices at 10 - 11 Lincoln's Inn Fields. The essential elements of the brief are to create high quality office accommodation by:

1. Refurbish the interiors and provide level access to floors
2. Upgrade the existing services
3. Refurbish the entrance situation
4. Rationalise ground floor office accommodation
5. Refurbishment of fifth floor terrace



ASSESSMENT

2. ASSESSMENT

2.1 The Site

The site is located at 10-11 Lincoln's Inn Fields, within the Bloomsbury Conservation Area in a row of terraces which form part of the largest public square in London. The building is made up of basement, mezzanine, ground and five upper floors. It is a steel framed construction with cavity brick walls and solid concrete floors, all surmounted by a copper finished mansard roof with dormers. The main entrance is located on Lincoln's Inn Fields. The site stretches through to the service and access road Whetstone Park.

10-11 Lincoln's Inn Fields was built in the 1970s and granted the Civic Trust Award in 1975. The civic trust award is a recognition of the building as having demonstrated high quality architecture or design, sustainability, accessible to all users and having made a positive cultural, social or economic contribution to the local community.

The sites adjoining terrace neighbours are 12-14 and 9 Lincoln's Inn. 12-14 is Grade I listed and occupied by the Sir John Soane Museum, which was formerly the home of the neoclassical architect Sir John Soane. No's 9 is Grade II listed and now occupied by the Grain and Feed Association.

Building Condition

The modern building is generally in a good state of repair and has been well maintained. Externally modern double glazed windows articulating both façades, however the 5F and 1F bay windows suffer from excessive solar gain and are in need of replacement. The ground floor entrance condition provides the functional needs for access but is unsightly and does not compliment its neighbours. The facade of Whetstone Park is in need of refurbishment and repair. This includes the existing garage shutters, security bars, fire exit, intergrated plant scien and curtain walling. Concurrent upgrades to the buildings services have left the rear elevation, 2F and 5F terrace cluttered with redundant services which are in need of removal.



Lincoln's Inn Fields - Birdseye

2. ASSESSMENT

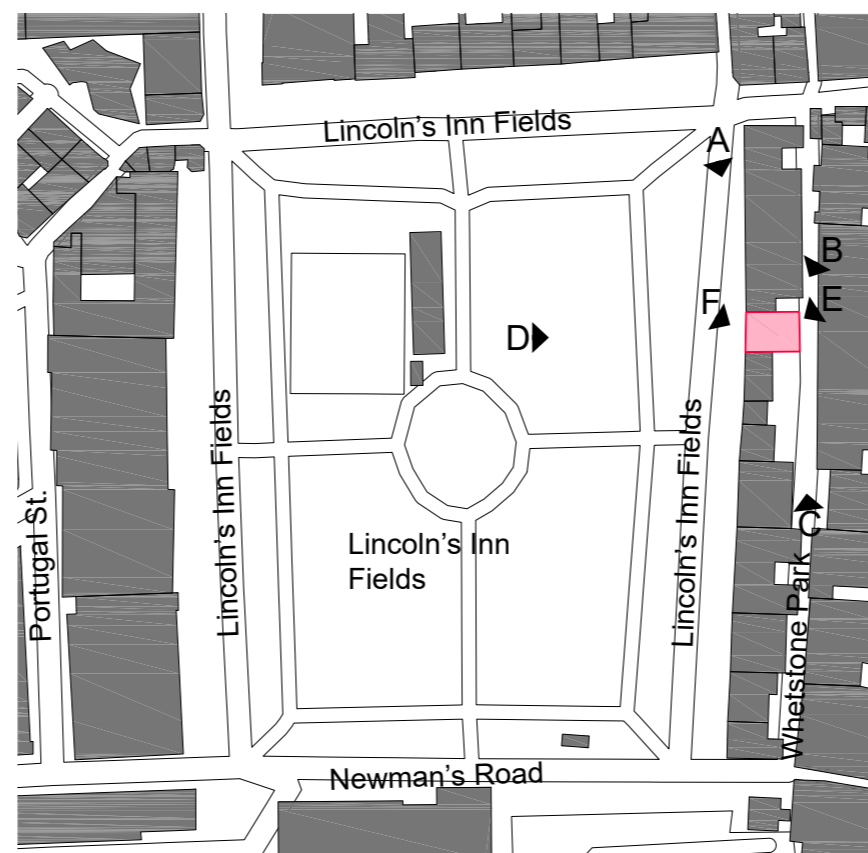
2.1 The Site - Street Views



A - Lincoln's Inn Fields



B - Whetstone Park



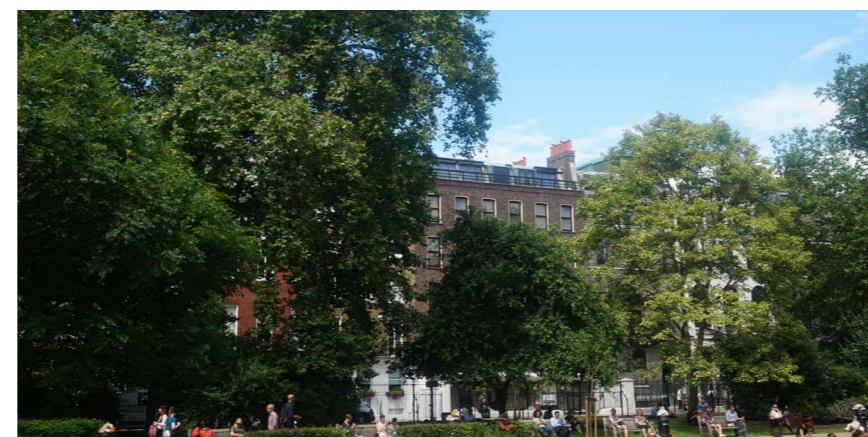
Site Plan



F - No. 10-11 Lincoln's Inn Fields



C - Whetstone Park



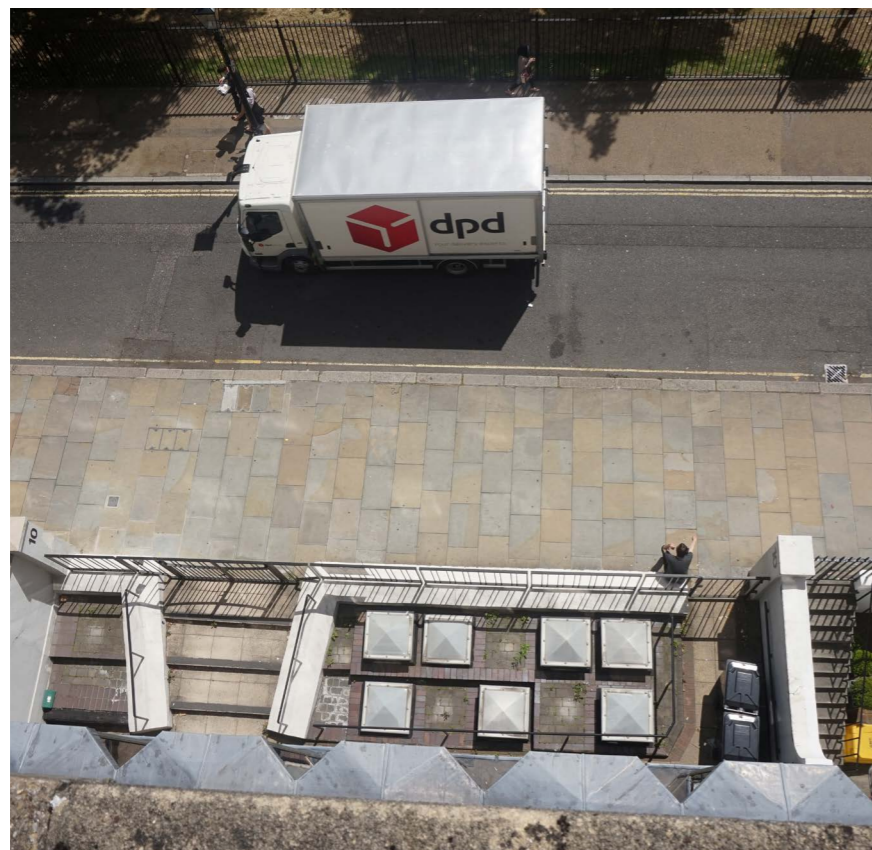
D - Lincoln's Inn Fields



E - Whetstone Park

2. ASSESSMENT

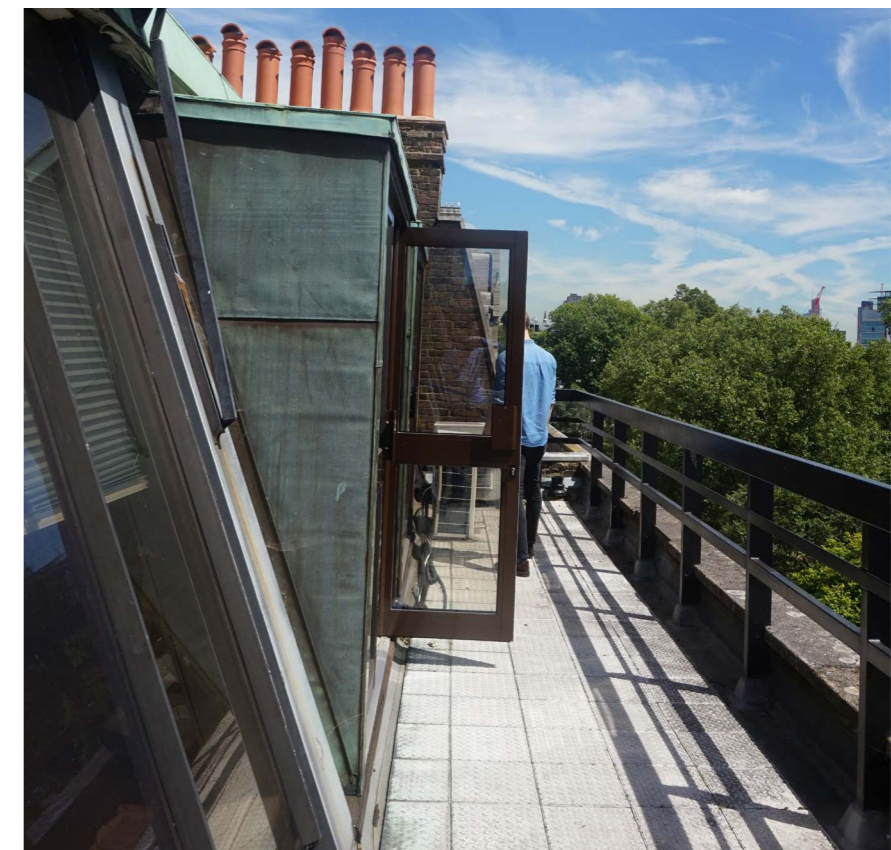
2.1 The Site - Photo's



Front "Streetscape" - PVC pyramid roof-lights, ramps and bins



1F Bay Windows with concrete canopy and added lead details



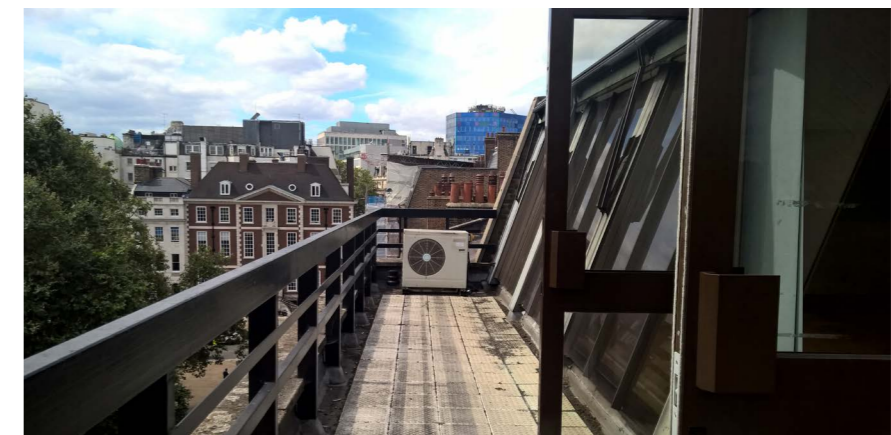
5F Dormer terrace doors



Front "Streetscape" - PVC pyramid roof-lights, ramps and bins



1F Bay Windows with secondary glazing



5F Windows

2. ASSESSMENT

2.1 The Site - Photo's



Metal shutters to garage door and guarding



Civic Trust Award



Front Facade - Junction to No.9 showing retrofitted lead details



Front facade - Junction to No.12-14 showing retrofitted lead details