

## 2. ASSESSMENT



### 2.1 The Site - Photo's



Surface mounted condensate pipework clutter - Rear



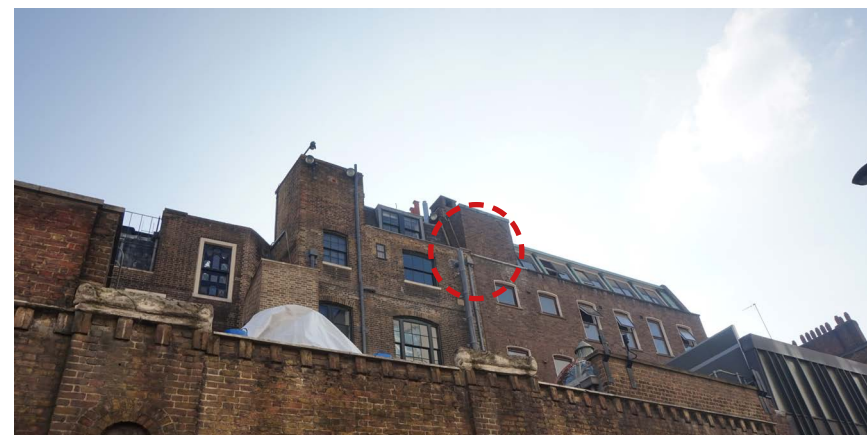
Plant clutter to 5F terrace and metal balustrade



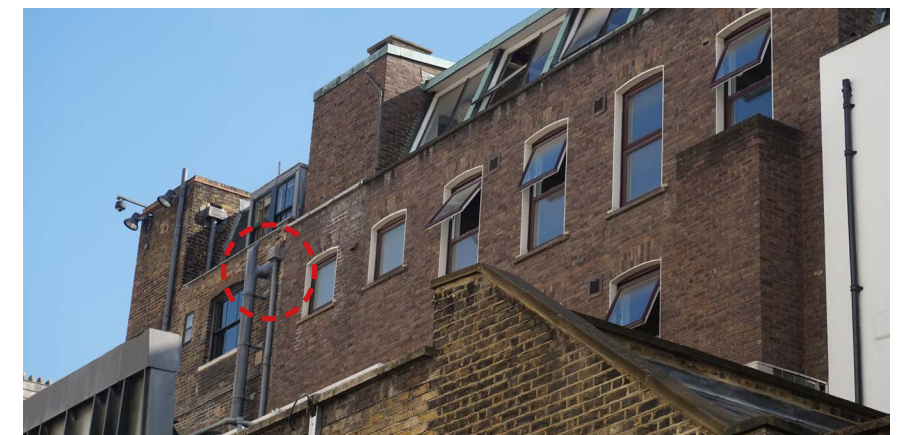
Plant clutter to 5F terrace and metal balustrade



2F Plant Enclosure and terrace



Rear condensate pipework and grilles



Rear condensate pipework and grilles



## 2. ASSESSMENT

### 2.2 Historic Architectural Context

The site is located within the Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn of the Bloomsbury Conservation Area.

Lincoln's Inn Fields takes its name from its proximity next to (The honourable society of) Lincoln's Inn. The history of the two has been intertwined from its early beginnings as a recreational field for the law students, known as the Purse and Cup Field. The land was seized by the Crown in 1537 and subsequently purchased by William Newton in 1630's, who submitted an application to develop the land into the square we know today. Newton brokered an agreement with the council and Inns of Court to develop only the area around the perimeter of the fields, leaving the centre as a wide open space. The overall layout and west side of the square was built by Inigo Jones in the Baroque style of which only 16C Lindsey House remains.

In the following years the square was developed as grand individual town houses to the west, rows of terraces to the north and large institutional buildings to the south. The square was originally occupied by the landed gentry up until the 1790's but when fashion began to turn to the West they followed. Subsequently the wealthy lawyers began to move into the square, such as Farrer & Co and Frere Chomeley. More recently the entire south side of the square bar the Royal College of Surgeons is now occupied by London School of Economics. This microcosm of learned bodies of lawyers, solicitors, scholars, institutes and museums has characterised the square.

The key listed buildings upon this page epitomise the varying styles of classicism which are diffused and regurgitated to unify the squares order. Newcastle House was built in 1680's in the English Baroque, No.57-58 in the Neoclassical style in 1730's and the Royal College of Surgeons remodelled in the Neoclassical style in 1806.

The application site is located on the North side of Lincoln's Inn Fields with a detailed description following overleaf.



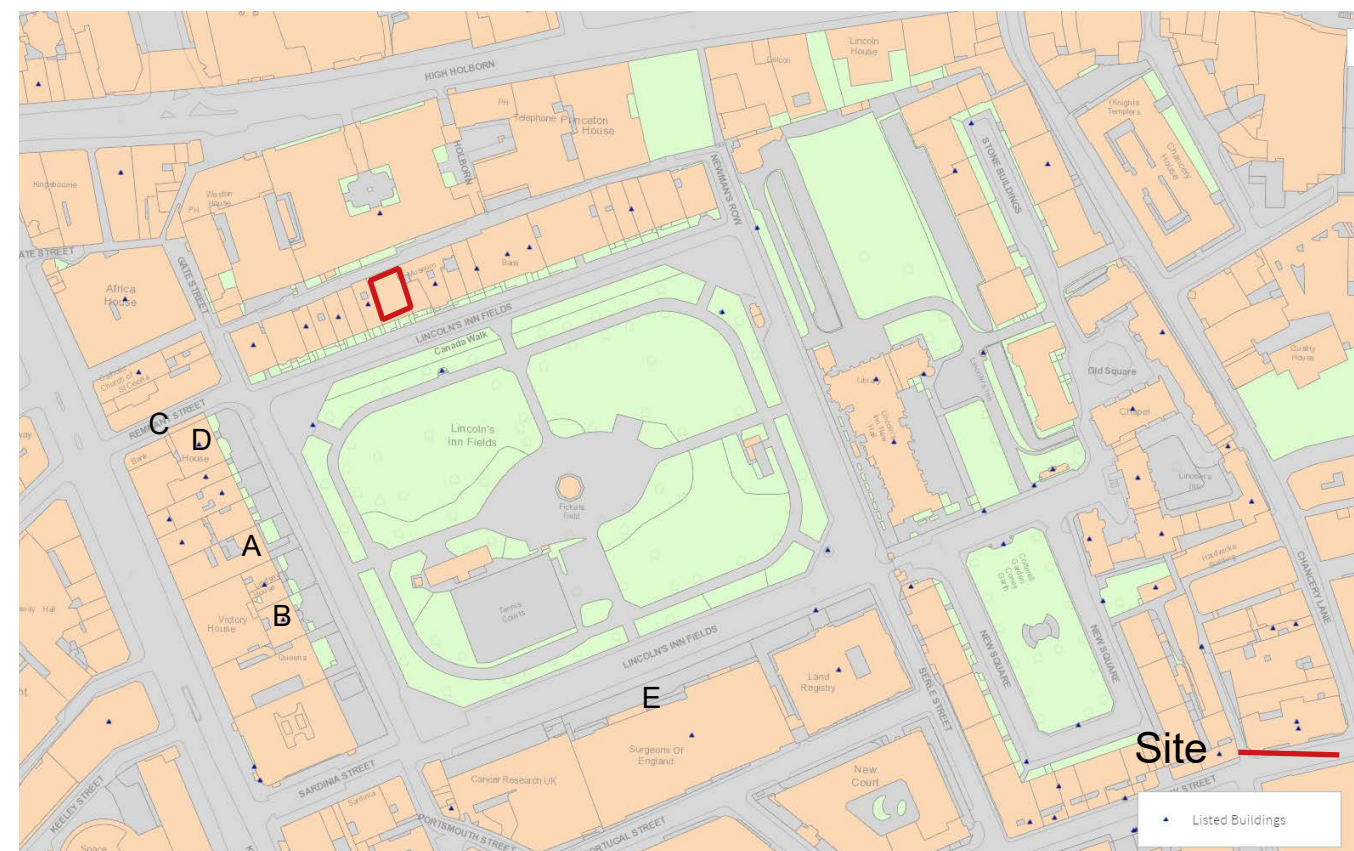
Lindsey House - A



No.57 & 58 - B



"Butterwalk" - C



Listed Building Map



Newcastle House - D



Royal College of Surgeons - E



## 2. ASSESSMENT

### 2.2 Historic Architectural Context Cntd.

#### Lincoln's Inn Fields North Terraces

The Bloomsbury Conservation Area Appraisal and Management Strategy describes the notable characteristics of the north side of Lincoln's Inn Fields:

"5.149 The north side of the square comprises a row of town houses 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 (consec) 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. They have a symmetrical grey brick front, with a highly sculpted projecting stone centrepiece.

Also of significance are Nos 17-18, built as offices for Equity and Law Assurance in 1871-72 by the eminent 19th century architect Alfred Waterhouse. Its western neighbour, at No 19, dates from 1868-69, and was designed by Philip Webb.

Of lesser interest are the 20th century buildings at Nos 3-4, 10-11, 20-23 (consec) and 29. The later examples, as found at Nos 3-4 by T Saunders Associates (1970-72) and Nos 10-11 by Westwood Piet, Poole and Smart(1983-84), are more consistent with the older town houses, due to the simpler architectural treatment of their brick fronts and their five-storey heights."



6 7 8 9 10 - 11 12 - 14 15 16 17-18



Conservation Area Map

10 - 11 Lincoln's Inn Fields



## 2. ASSESSMENT

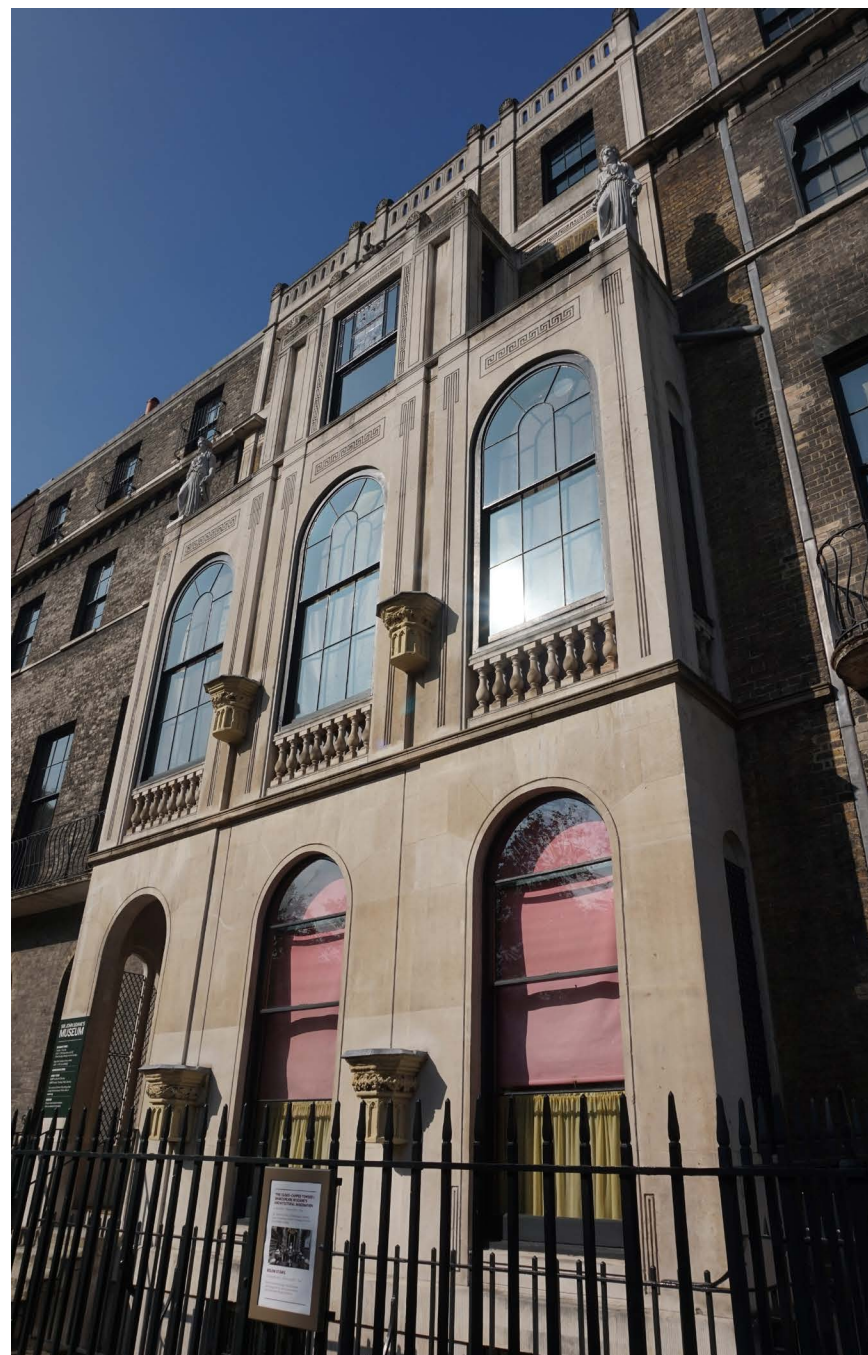
### 2.2 Historic Architectural Context

#### Sir John Soane Museum

Adjoining the site the three terrace's of No's 12-14 are occupied by the former home, studio and private museum of Sir John Soane, which is now open free to the public. It houses the collection and life works of one of the prominent British neoclassical architects of the 18th century. He notably also designed the Dulwich Picture Gallery and Bank of England and was appointed the Professor of Architecture at the Royal Academy in 1806. His bequeath gift to the nation has become a breeding ground of ideas for the pilgrims of students which study the antiquities, artefact, art, literature, models and studies which were left for "benefit of amateurs and students".

The terraces at Lincoln's Inn Fields were progressively rebuilt by Soane to form a symmetrical neoclassical facade. No.12 was built in c1792-94; No.13, c1812-13; No.14, c1824. The key architectural features are outlined below:

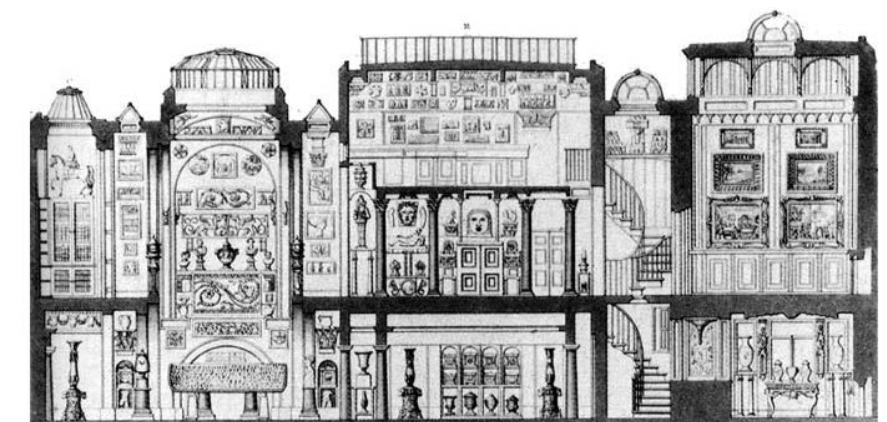
1. The central terrace No.13 is dominated by the Portland stone loggia with three bays of arched windows, ornate blind balustrade and enrich panels above. It is surmounted by a classical stone figures to each corner. The recessed second floor outer bays are articulated with pilaster strips and friezes. The projecting middle bay is adorned by acroteria.
2. The slim curved wrought iron balconies sit in front of the northern brick façades of No. 12 and 14.
3. The moderation of the logical vertical progression is controlled by the sill string on 2nd floor, brick modillion and stone cornice at 3rd floor. The dominance of the parapet line to the central bays is accentuated by the recess stone pilasters and balustrade with acroteria finials.
4. The slate mansard roof with dormers, brick chimneys and lead detailing sit above the 3rd floor stone cornice and block course on No.12 and 14.



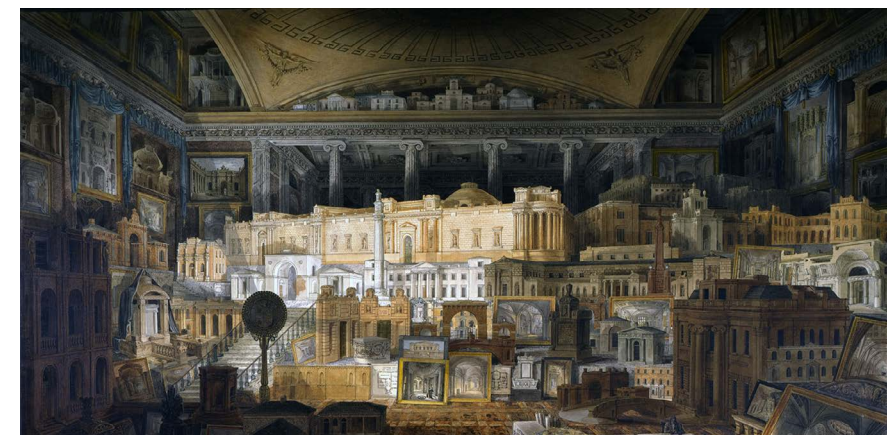
Central terrace No. 13



Portland stone loggia with ornate blind balustrade



Museum Section



All Soane's buildings between 1808 and 1815 by J.Gandy



## 2. ASSESSMENT

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### 2.3 Constraints and Opportunities

#### Opportunities

The brief focuses on minimal intrusions to the existing building envelope, but is generally aimed at overhauling the dated building elements, improving the entrance situation to create an attractive street frontage, installing modern elements to prevent water ingress and over heating, and provide the building with a smarter presentation by removing clutter such as external service runs, bins to the front garden and shutters to the rear.

#### Constraints

Being located within a prominent location next to the the Grade I Listed Sir John Soane Museum presents the biggest challenge to provide appropriate proposals to the existing building.



## 2. ASSESSMENT

### 2.3 Constraints and Opportunities cntd.

#### Lincoln's Inn Fields Terrace

The terraces to the north side of the park are clearly defined by their symmetrical plots whose rhythm is regulated by their three bays of fenestration. Each plot is between three to four storeys in height with a mansard roof and dormers. Each plot has been set out to classical proportions with a clear symmetry, progression of elements, hierarchy and moderation.

In 1975 no. 10 and 11 were combined to create more adequately sized open plan offices. An additional storey was introduced by lowering the Ground Floor entrance below street level. The plot rhythm is repeated in the six bays of fenestration as a multiple of the historic fenestration of the historic town houses. The plain masonry facade is common to the street order. The building's parapet aligns itself to the museum with a step backed mansard roof with two dormers barely visible from street level.

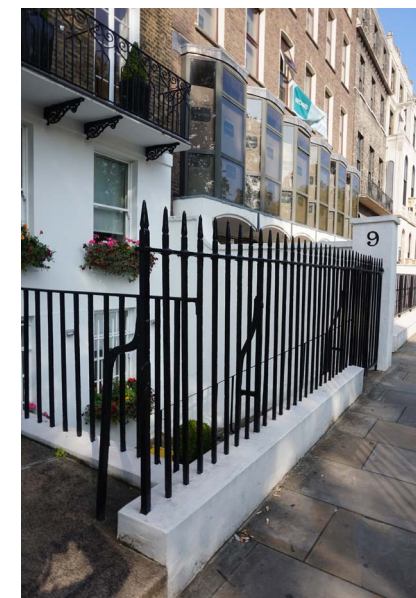
The existing baywindows and curved concrete canopies appear to reference the typical treatment of a piano nobile on the first floor, however do now feel oversized and bulky next to the slender stone slab balconies of it's immediate neighbours. The rhythm of individual window openings along the terrace appears to be disrupted by the continuity of the glazing of the baywindows which leave no room for brick piers.

Along the terrace there is a common street vernacular repeated by the landscaping of the front gardens. Slim wrought iron fences are mounted into low level plinths to create a buffer zone between the park, the street and the main facade. At 10-11 the buffer zone is harsh to its listed neighbours through the installation of a bulky, painted concrete plinth and a modern fence.

Improvements on the bulkiness of the above mentioned details are seen as opportunity to update the building while staying in keeping with the street vernacular.



Streetscape No. 10-11



Streetscape No. 9



Lincoln's Inn Fields Street Elevation



## 2. ASSESSMENT

### 2.3 Constraints and Opportunities cntd.

#### Rear Facade

Whetstone Park acts as a narrow access road to facilitate the function of the pristine frontages along Lincoln's Inn Fields. The backs of the terraces have been extended in place of the original stables with the additions measuring between two to four storeys in stature. There is a limited amount of fenestration which does not align to an order or pattern and is merely functional.

The rear of No 10-11 Lincoln's Inn Fields follows the common street line and proportions of its neighbours, but received a notably different treatment in the 1970ies with its slender glass panes set within a metal curtain walling.

This acts to provide daylight to the first floor office, and a screen to conceal the plant enclosure on the second floor terrace. The Ground Floor facade consists of modern metal shutters to the car park entrance, security and a separate exist door to a redundant secondary escape.

#### Correspondence to Soane's Architecture

Generally, the existing building on the application site appears to have been developed with subtle, however recognisable reference to the Grade I Listed Sir John Soane Museum.

The choice of brick colour - though not the same - has come to blend with the facade of the museum and therefore contrasts stronger with the modern extension to the Grade II listed No. 9.

The scale of the curtain walling appears at first slightly alien in the streetscape, but on closer look, is broken into a varying rhythm of mullions and glass panes which eventually are reduced to historic proportions that correspond to the width of the blank brickwork arches, so typical of Sir John Soane's architectural approach.

A new Ground Floor facade would improve the overall look and would sit the existing curtain walling more comfortably into the street scene.



View West along Sir John Soane Museum in Whetstone Park



View East along Whetstone Park



Curtain Walling at application site



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# EVALUATION AND DESIGN



## 3. EVALUATION & DESIGN

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### 3.1 Principles of the Proposals

- Refurbish the interiors and provide level access to floors
- Upgrade and rationalise the building services and reduce external clutter.
- Refurbish the entrance situation including the front garden, replacement of Ground Floor, First Floor, and repainting of retained windows. to integrate the building with the street vernacular.
- Create level Ground Floor office including new amenity space for bike & bin store & new rear Ground Floor facade.
- Refurbishment of Fifth Floor terrace including new dormers, decking and balustrade.

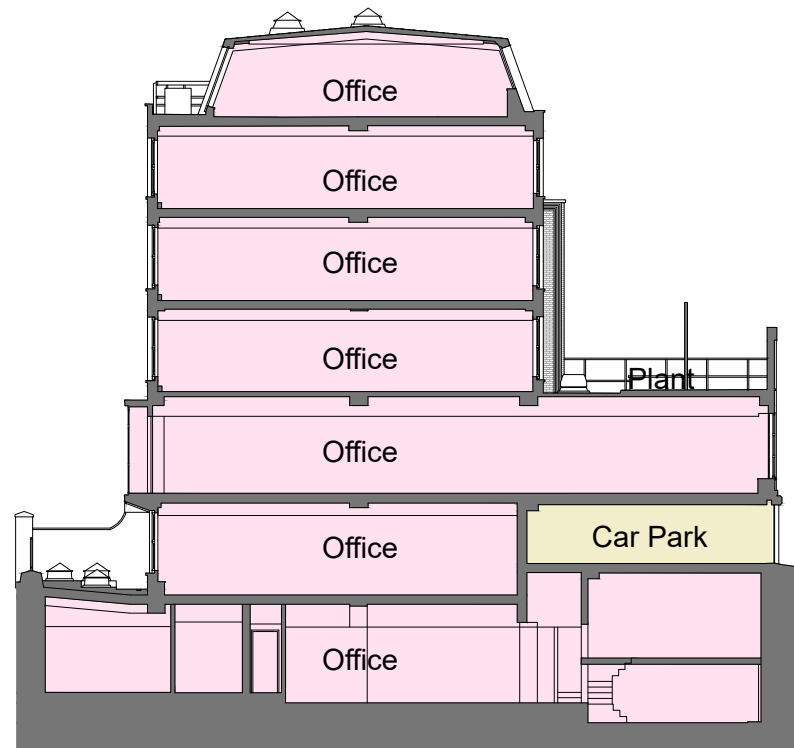


### 3. EVALUATION & DESIGN

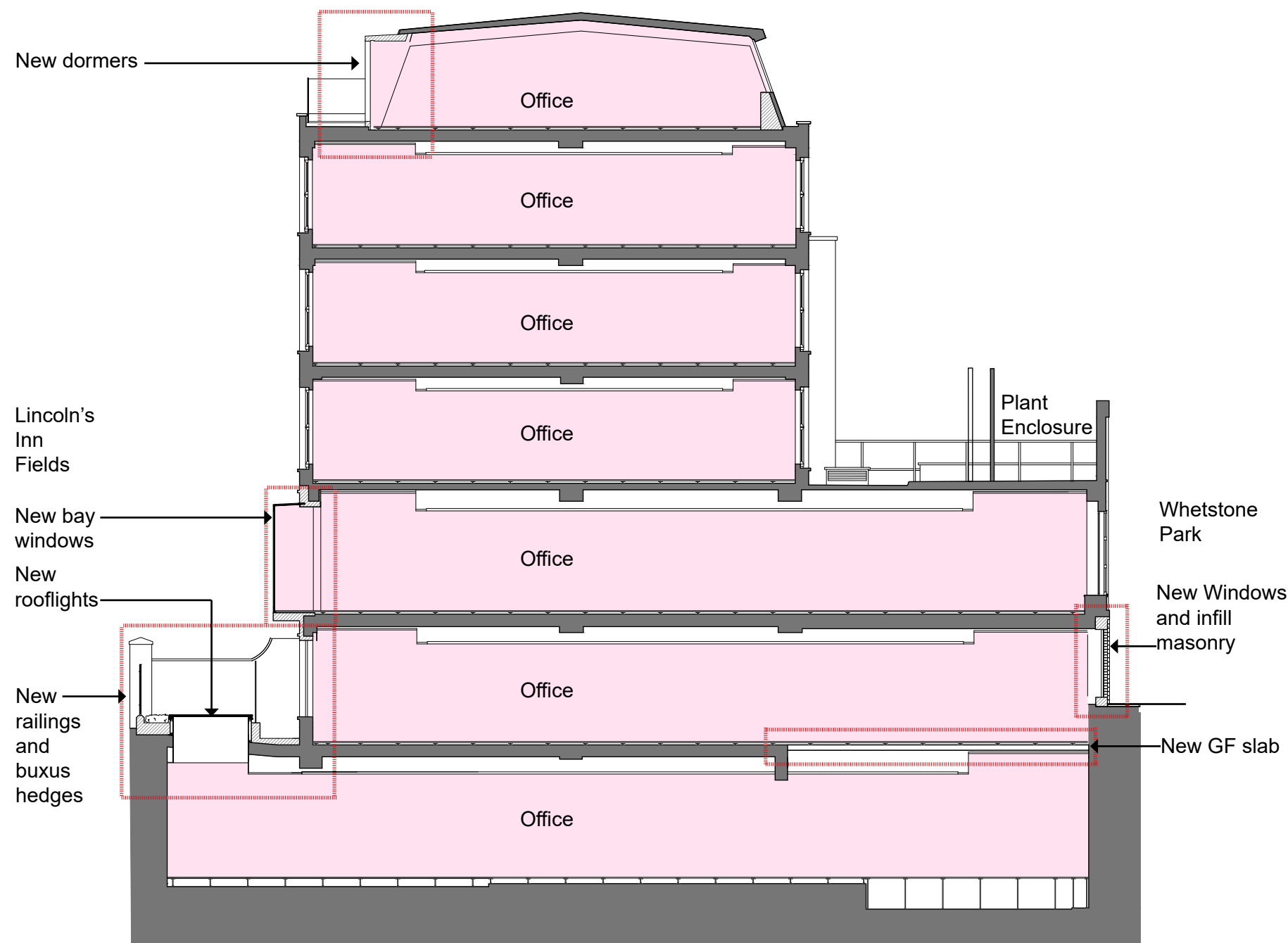
#### 3.2 Use and Layout

The proposal for the Ground Floor seeks to rationalise the use of the deep floor plate. The slab of the unused car park will be dropped to match the level of the existing core which shall create an open plan office throughout the Ground Floor of the building. New windows to Whetstone Park will accompany this change to provide daylight to the office from the rear.

The communal areas now stretch from front to back with a new bike and bin store entrance located at Whetstone Park with direct access to the reception lobby. There is an accessible shower, W.C on the GF with further W.C & shower situated in the lower ground accessible via the stair and lift.



Existing Section B-B



Proposed Section B-B



### 3. EVALUATION & DESIGN

#### 3.2 Use and Layout cntd.

##### Single Stair Fire Escape

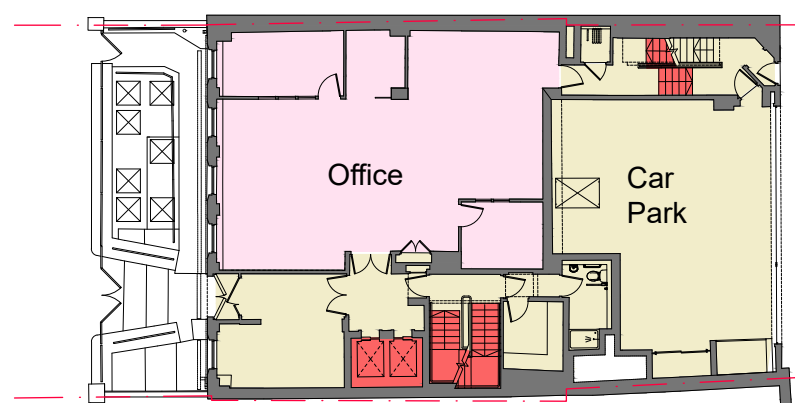
Our Approved Inspector has confirmed a single stair escape is acceptable to this office building since no escape route to the protected lobby exceeds 18m. No fire fighting lift shaft is required. Disabled refuges shall be provided to all accessible floors within the lift lobbies.

##### Lower Ground

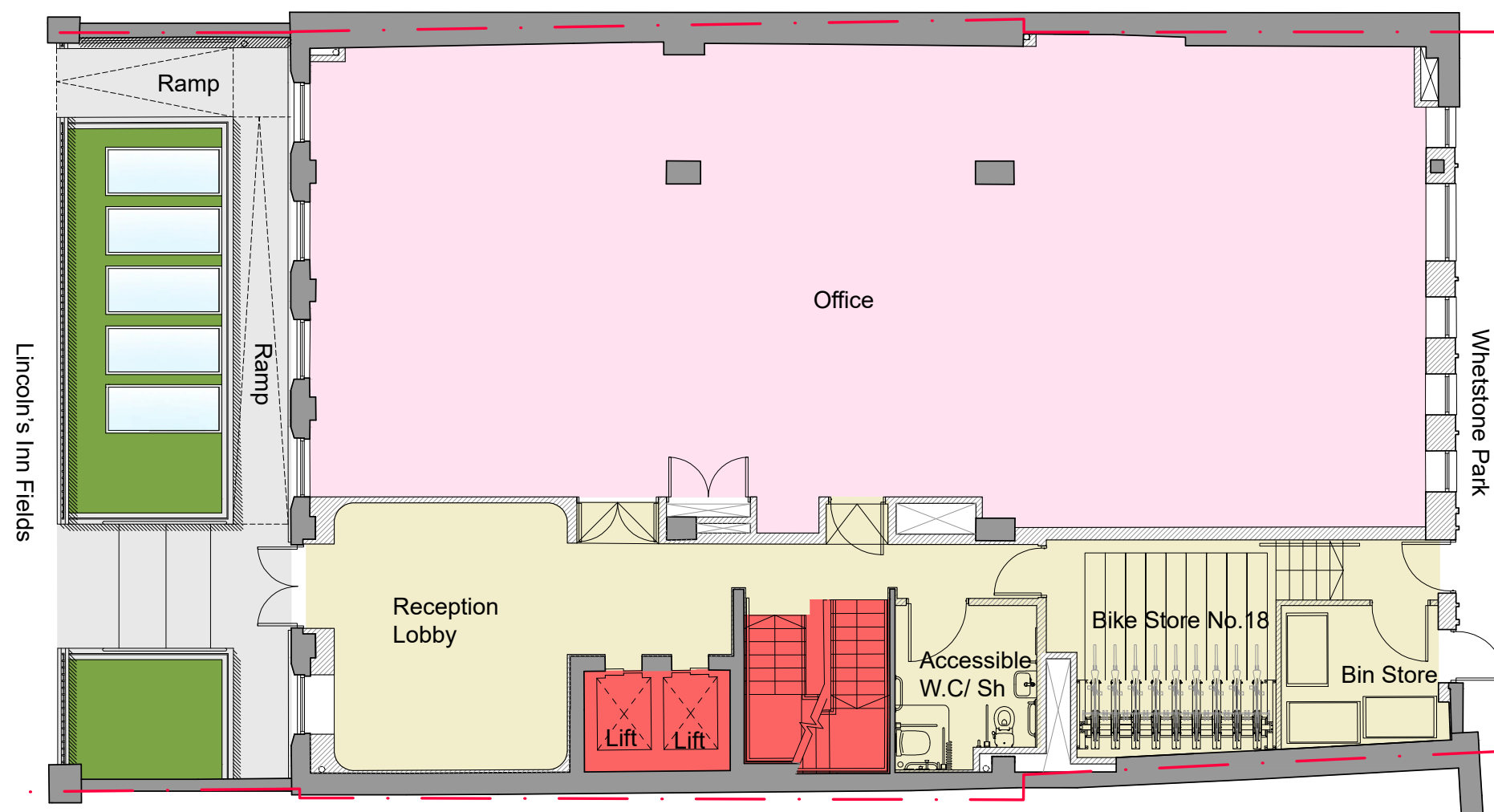
The lower ground floor will accommodate an office, plant room, tank room, cleaner cupboard, in-coming telecoms, landlords cupboard, cycle changing facilities, uni-sex toilets and shower.

##### Ground Floor

The ground floor will accommodate an office, entrance lobby, accessible WC/shower, bike and bin store. The bike store will accommodate 18no's cycles and be directly accessible from Whetstone Park.



Existing Ground Floor Plan



Proposed Ground Floor Plan



### 3. EVALUATION & DESIGN

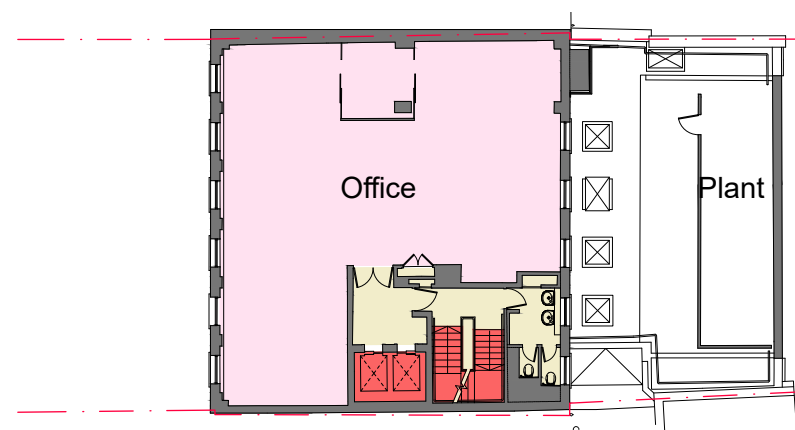
#### 3.2 Use and Layout cntd.

##### First - Fourth Floor

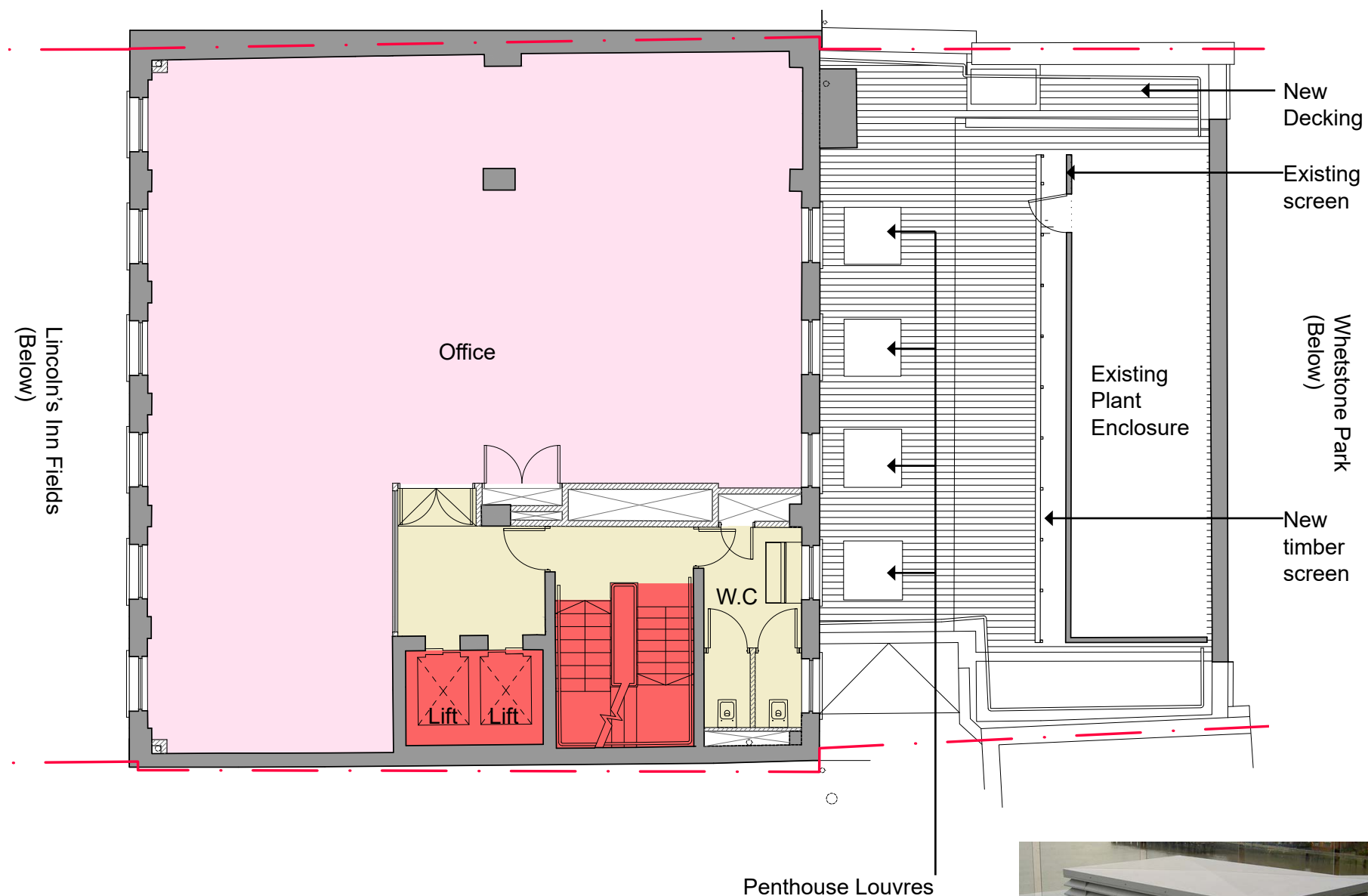
From first to fifth floor each floor shall be occupied by an open plan office and uni-sex toilets accessed directly from the lift/ stair core. New service risers, cupboards, landlord and tenant risers are to be installed.

The existing plant clutter is to be removed from the second floor terrace and rationalised within the existing plant screen. All existing condensate pipework to the rear facade is to be removed and concealed internally.

The existing roof lights will be converted into penthouse louvres, additionally new decking and a timber screen shall be installed directly in-front of the existing plant screen to improve the outlook.



Existing Second Floor Plan



Proposed Second Floor Plan (Typical)



Penthouse Louvre