**DESIGN AND ACCESS STATEMENT**

**for**

**The conversion of an existing basement store area to form office accommodation**

**64 Lincoln’s Inn Field,**

**London, WC2A 3JX**

**Introduction**

**Aim of Report**

The following design and access statement has been produced to support the planning application for conversion proposed to 64 Lincoln’s Inn Fields.

The proposal seeks permission to convert an existing basement store area to form office accommodation

The proposed office will comprise an office area with kitchen facilities and a separate toilet

Camden Council have consented planning permission for the conversion of the original building into 8 separate residential units including a new rear extension to accommodate a separate unit totalling 9 new apartments. Planning permission reference: 2013/7434/P and Listed building consent reference: 2013/7457/L.

Camden Council has given pre-planning application advice on the proposed development, details of which has been appended to this document and are referred to at relevant points.

Planning background in relation to the proposal is provided by Montagu Evans Planning Report that accompanies this application. This document aims to clarify the rationale behind the proposal and describes the conservation approach for the design of the works.

**The Design Team**

The Planning Application has been produced by James Taylor Construction

**The Application**

The proposal for the office area is designed to be in keeping with the existing listed building and will be undertaken sensitively, with the intention of improving the heritage significance of this Grade II listed building and its surroundings.

The proposal adopts details that have been discussed and developed with the Camden Council in pre-application meetings. By engaging with the officers from the Planning Department, the proposed scheme will be high quality and will enhance the heritage asset of the listed building.

This document aims to clarify the rationale behind the proposal in relation to the dialogue with the Camden Council and describes the conservation approach adopted to design the proposed addition.

**Physical Context**

64 Lincoln’s Inn Fields is located within the Borough of Camden at the southern-most edge of the Bloomsbury Conservation area as defined by the City of Westminster in 1968. 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 mixture between residential, commercial and retail uses with a number of professional institutions based nearby. A large number of workers commute to the area

daily 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.

The North and East sides of the square comprise a coherent terrace from Georgian through to twentieth century era buildings, whilst the south comprises large multi-storey office buildings. The West side of the square is formed of various buildings belonging to the legal chambers of Lincoln’s Inn that do not successfully form a frontage to the garden. There are a number of listed buildings on the square, further described in the Heritage Impact Assessment in Appendix A, but are mainly listed through individual value as opposed to their contribution to a group of buildings. Lincoln’s Inn Fields remains the largest listed garden square in London, protected under the 1931 London Squares act and recognised as a Park and Garden of Specific Historic Interest.

**Issues & Constraints**

The previous site analysis for the original application has been used to consider the design brief and the subsequent design development. This section is outlining the key issues and constraints which have been identified from the site analysis and indicates the opportunities for our proposal.

**Key constraints to emerge from the analysis are:**

* Grade II listing of the property and its location within a conservation area.

**Design Objectives & Principles**

Our intensions for this proposal are to provide an office area in the existing basement storage area that is sympathetic and blends seamlessly with the original building.

**Internal arrangement**

The layout of the office will be open plan and will have direct access to the external driveway via an existing external metal staircase with dawn to dusk lighting.

**Design & Materials:**

**The proposed materials are:**

**Roof**- Existing painted concrete

**Walls-** Existing Plastered and painted.

**Floor**- Existing

**Conclusion**

As demonstrated in this document, and drawing we believe the new conversion would not create any detrimental visual effect on the existing building.

**ACCESS STATEMENT**

**External Considerations and the Approach:**

The existing forecourt has a tarmac and stone corbeled “horse shoe” layout that is to be retained and repaired as the approved. The railings at the front of the property will not be altered.

A metal stair leads to an external entrance door in the existing lightwell with dawn to dusk lighting

**Internal Considerations:**

The office will have direct access to the external forecourt via a corridor with steps leading to the external door to the lightwell.