

## **Appendix 1:** Location Plan

- NOTES:
- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
  - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
  - THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES ARE TO BE NOTIFIED TO **THE HONORABLE SOCIETY OF LINCOLN'S INN** IMMEDIATELY.
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  - ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS.
  - ALL WORKS ARE SUBJECT TO STATUTORY APPROVALS AND DETAILED SITE SURVEYS.



| Rev. | Description | Design | Drawn | Checked | Approved | Date |
|------|-------------|--------|-------|---------|----------|------|
|------|-------------|--------|-------|---------|----------|------|



Property :  
**24 OLD BUILDINGS**  
London WC2A 1AE

Site Ref \ USRN :

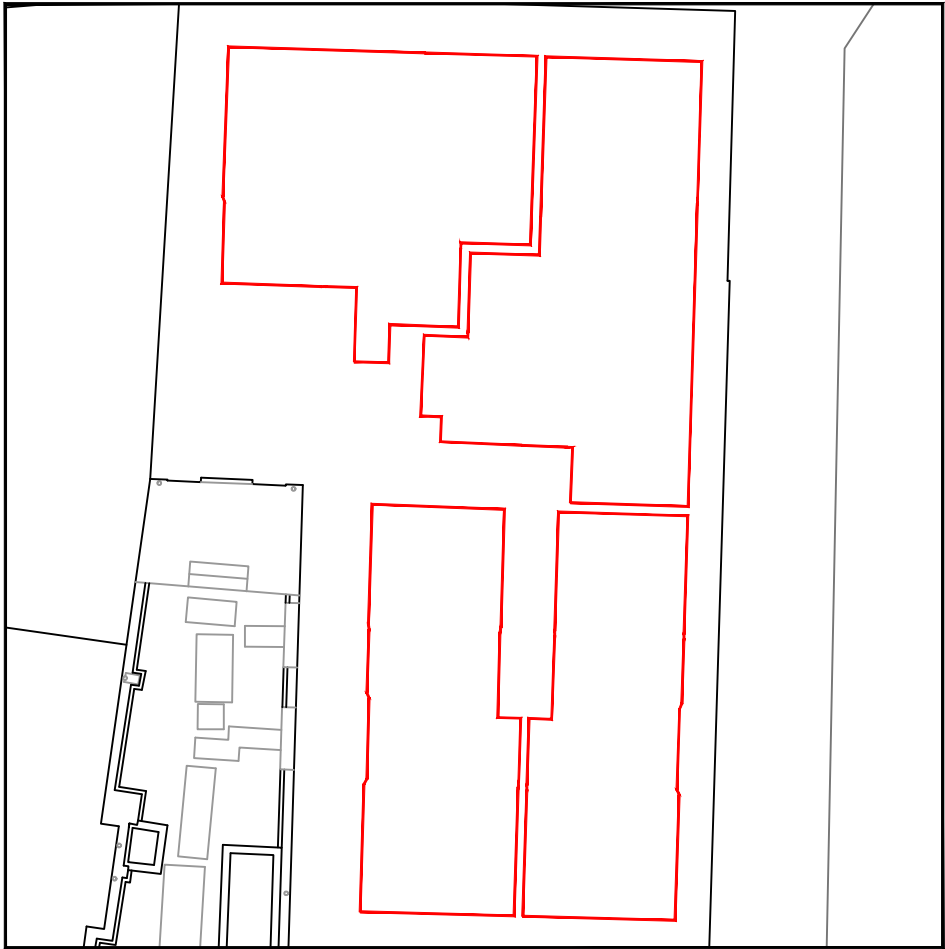
Project No :

Drawing Title :  
**SITE AND LOCATION PLAN**

|              |              |                   |
|--------------|--------------|-------------------|
| Design:<br>/ | Drawn:<br>HS | Approved:<br>HSLI |
|--------------|--------------|-------------------|

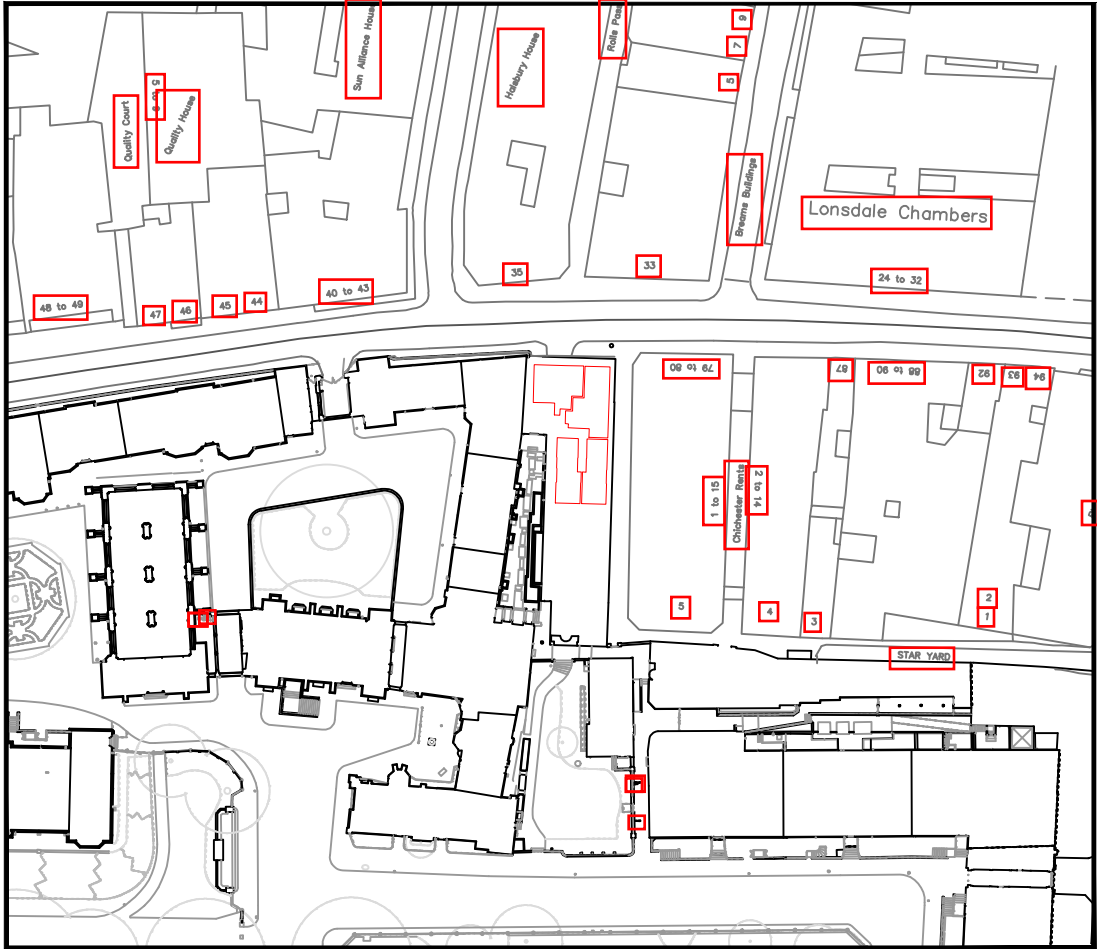
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|                                    |                |
|------------------------------------|----------------|
| Drawing No :<br><b>1245_PL_001</b> | Rev. No :<br>/ |
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**1** SITE PLAN  
SCALE 1:200 @ A3

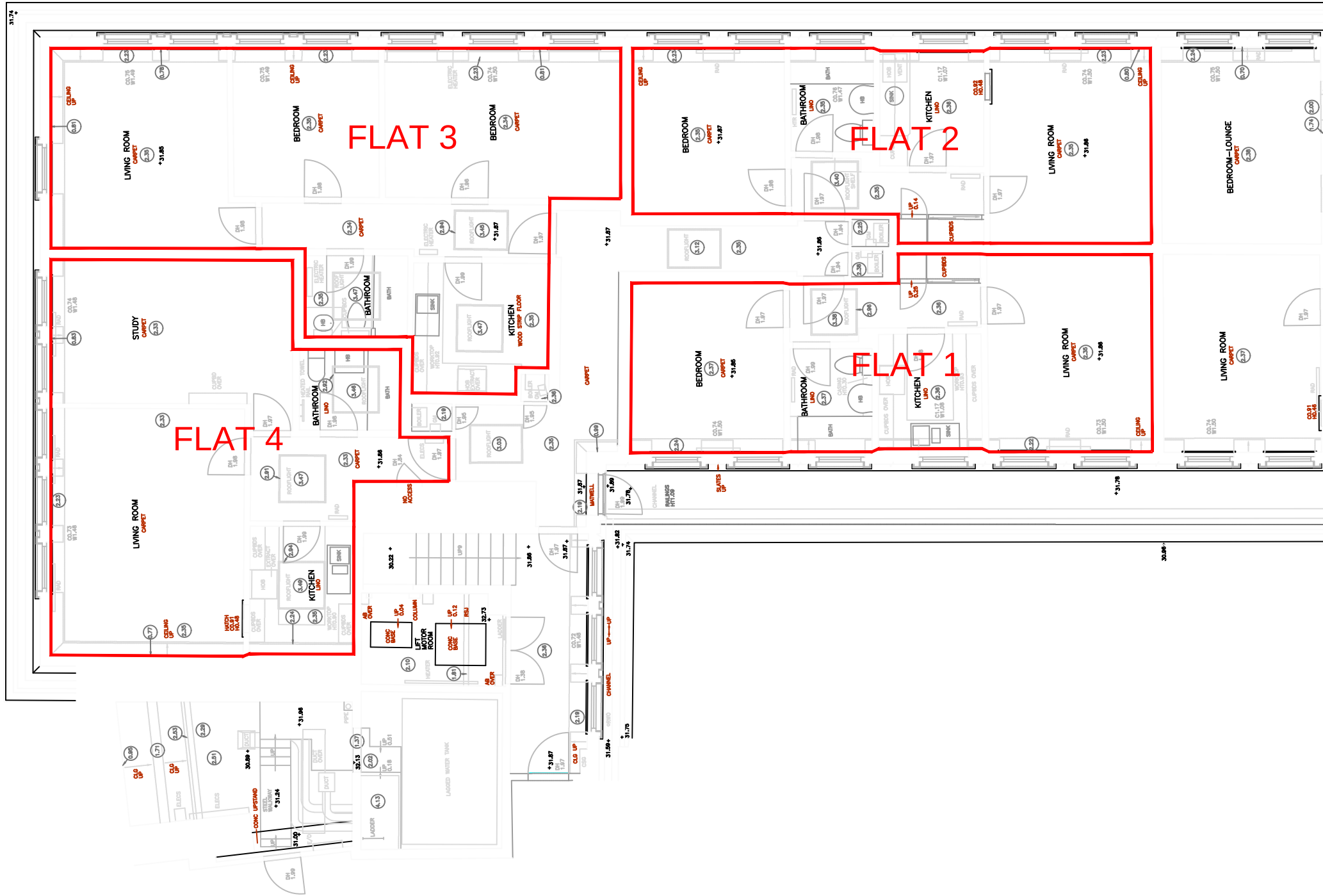
0m 2m 4m 6m 8m 10m



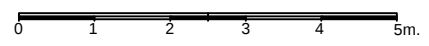
**2** ORDNANCE SURVEY LOCATION PLAN  
SCALE 1:1250 @ A3

0m 20m 40m 60m 80m 100m

## **Appendix 2:** Existing and Proposed Plans



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Property :  
**24 OLD BUILDINGS**  
London WC2A 1AE

Site Ref \ USRN :

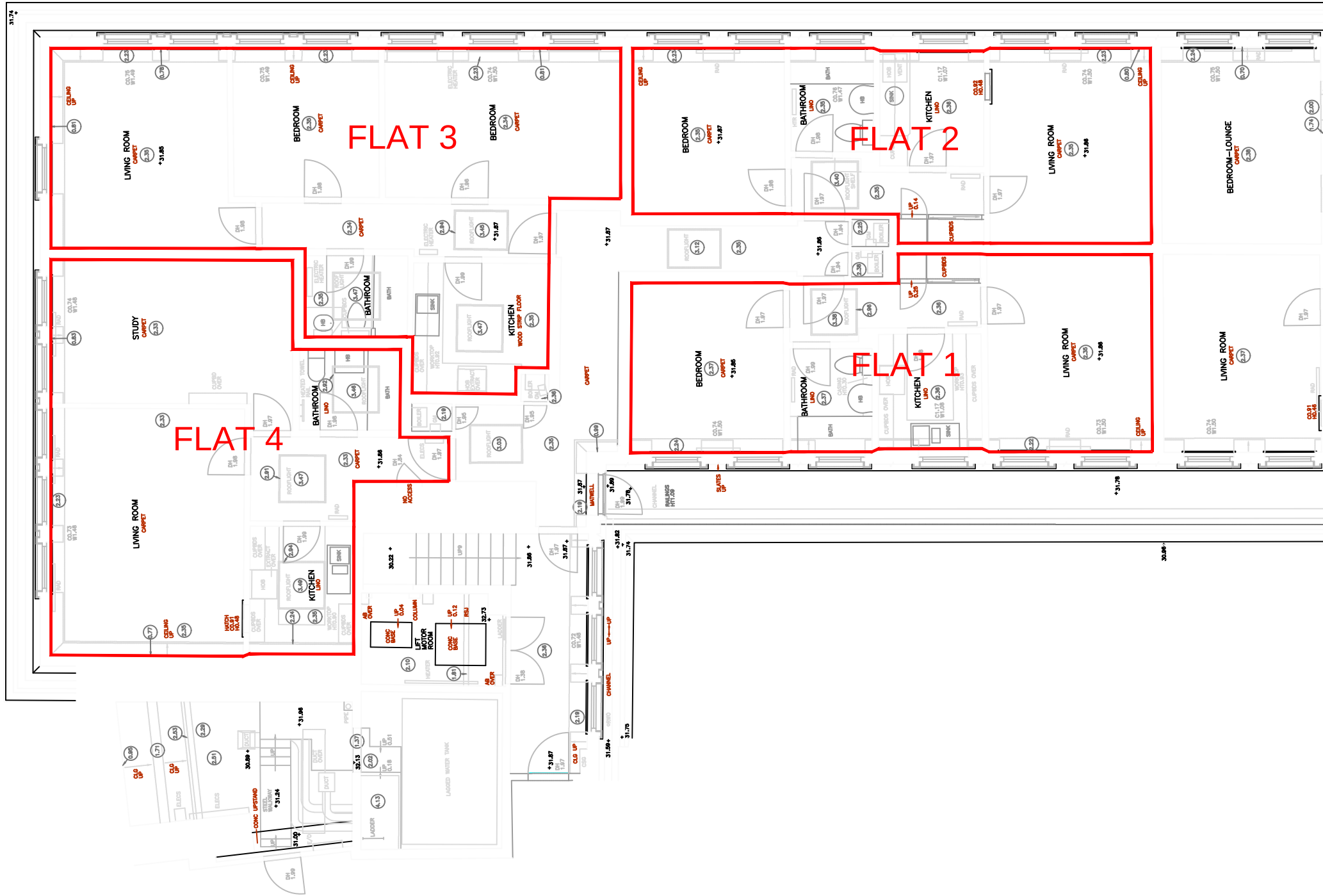
Project No :

Drawing Title :  
**FOURTH FLOOR**  
Existing floor plans

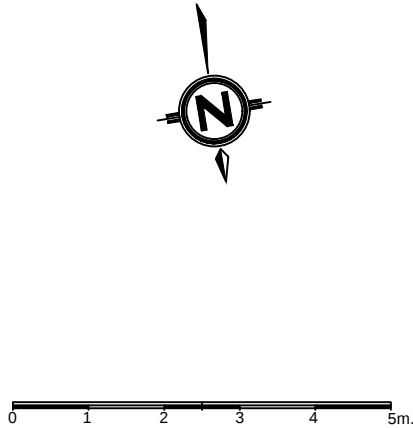
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| Design:<br>/ | Drawn:<br>HS | Approved:<br>HSLI |
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| Drawing No :<br><b>1245_PL_002</b> | Rev. No :<br>/ |
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| Rev. | Description | Design | Drawn | Checked | Approved | Date |
|------|-------------|--------|-------|---------|----------|------|
|------|-------------|--------|-------|---------|----------|------|



Property :  
**24 OLD BUILDINGS**  
London WC2A 1AE

Site Ref \ USRN :

Project No :

Drawing Title :  
**FOURTH FLOOR**  
Proposed floor plans

Design: /      Drawn: HS      Approved: HSLI

Date : 09/02/17      Scale : 1:100 @ : A3

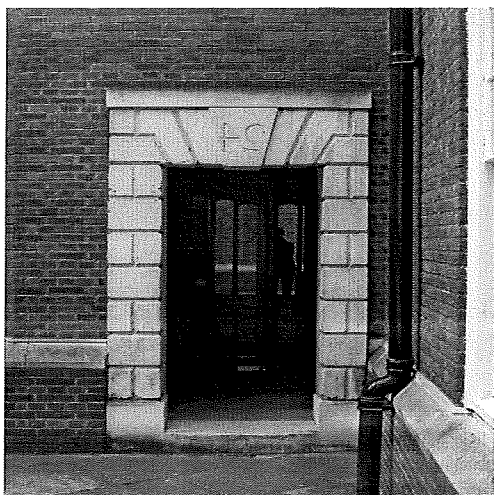
Drawing No :  
**1245\_PL\_003**

Rev. No :  
/

### **Appendix 3:** Marketing particulars for flats 2, 3 and 4, 24 Old Buildings



**Flat 2 24 Old Buildings**



**TO LET**

**Unfurnished 1 Bedroom 3rd Floor Flat**

**FLAT 2 24 OLD BUILDINGS**

**A** flat of 328sq ft set within the heart of the Inn.

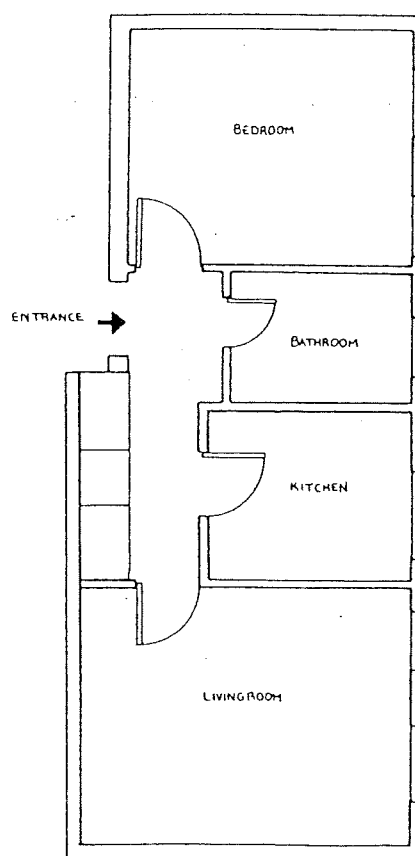
This light and airy flat is on the 3rd floor of a lifted building and benefits from gas central heating.

The flat has been redecorated and re-carpeted and comprises 1 bedroom, lounge, half tiled bathroom and fitted kitchen..

Available for rent under an Assured Shorthold Tenancy for 4 years, with a rent review increase after 2 years.

This flat is available in January 2009.

**Rent per Annum (inclusive of service charge and insurance) £11,500**



**For an application form and appointment to view please contact:-**

**Lynne Wiseman**

**020 7693 5079**



**Flat 3 24 Old Buildings**



**TO LET**

**1 Bedroom 3rd Floor Flat**

**FLAT 3 24 OLD BUILDINGS**

A flat of 448 sq ft set within the heart of the Inn.

This light and airy flat is on the 3rd floor of the building and benefits from gas central heating.

The flat has been fully redecorated and comprises 1 bedroom, lounge, fully tiled bathroom and fitted kitchen with hob and oven, fridge and washer/dryer.

Available for rent under an Assured Shorthold Tenancy for 4 years, with a rent review increase after 2 years.

**Rent per Annum (inclusive of service charge and buildings insurance)**  
**£16,800pa**



**For an application form please contact:-**

**Lynne Wiseman**

**020 7693 5079**

**Email: [Lynne.wiseman@lincolnsinn.org.uk](mailto:Lynne.wiseman@lincolnsinn.org.uk)**



**Flat 3 24 Old Buildings**



## TO LET

### 1 Bedroom 3rd Floor Flat

### FLAT 3 24 OLD BUILDINGS

A flat of 448 sq ft set within the heart of the Inn.

This light and airy flat is on the 3rd floor of the building and benefits from gas central heating.

The flat comprises 1 bedroom, lounge, fully tiled bathroom and fitted kitchen with hob and oven, fridge and washer/dryer.

Available for rent under an Assured Shorthold Tenancy for 4 years, with a rent review increase after 2 years.

**Rent per Annum (inclusive of service charge and buildings insurance)**  
**£16,800pa**

**The flat will be available from**

**1st August 2013**



**For an application form please contact:-**

**Lynne Wiseman**

**020 7693 5079**

**Email: [Lynne.wiseman@lincolnsinn.org.uk](mailto:Lynne.wiseman@lincolnsinn.org.uk)**



**Flat 4 24 Old Buildings**



A flat of 516 sq ft set within the heart of the Inn. The flat is on the 3rd floor of a lifted building and benefits from gas central heating.

The flat is newly decorated and comprises 2 bedrooms, lounge, bathroom and kitchen.

Available for rent under an Assured Shorthold Tenancy for 4 years, with a rent review after 2 years.

Sitting Room 15' x 11'

Kitchen 9' x 8' with washing machine, dishwasher

Bedroom 1 10' x 11'

Bedroom 2 15' x 11'

**Rent £17,500 per annum (inclusive of service charge and buildings insurance)**

## **TO LET**

### **Unfurnished 2 Bedroom 3rd Floor Flat**

### **Flat 4 24 OLD BUILDINGS**



**For an application form please contact:-**

**Lynne Wiseman**

**020 7693 5079**

**Email: [Lynne.wiseman@lincolnsinn.org.uk](mailto:Lynne.wiseman@lincolnsinn.org.uk)**

#### **Appendix 4:** Photographs of flats' poor aspect









## **Appendix 5:** Lincoln's Inn residential lettings procedure

## Lincoln's Inn Residential Property Letting Procedure

The Inn's residential properties are to be let at a reasonable commercial rate of return.

Applications for residential tenancies within the Inn can only be accepted from called members of Lincoln's Inn (or those who have joined Ad Eundem) who are generally practising barristers or who hold or have held judicial office.

If there is more than one applicant for an available new letting, regard is to be had to the following factors:

- The contribution a prospective tenant has made and is likely to make to the advancement of the Inn's objects
- The desirability of maintaining a mix of tenants which reflects the different elements of the membership of the Inn
- The prospective tenant's need for the accommodation and the use which he or she intends to make of it

Flats are to let on Assured Shorthold Tenancies for 4 years with a rent review after 2 years. The rents are inclusive of service charge and buildings insurance.

Available lettings are publicised on the Inn's website and marketing particulars are sent to all those on the current waiting list held by the Estates Department.

Applications for tenancies are made using the attached form and these are submitted to the Estates Committee whose decision is final.

**LINCOLN'S INN**

Application for flat at: .....  
(If more than one flat is being applied for could you please rank in order of preference)

Name: .....

Current Address Residing at: .....

.....

Date of Call: ..... Inn: .....

If not Called by Lincoln's Inn,  
date of joining Ad Eundem: .....

Are you in practice as a Barrister? .....

If you are in practice, is it your primary occupation? .....

If you are in practice, but it is not your primary occupation, what is?

.....

What is the address of your Chambers and/or primary place of work?

.....

Who is the Head of your Chambers? .....

If granted a tenancy of this flat, what members of your family would normally live with you there? Please give the ages of your children, if any.

.....

Would it be your only home? .....

If not, please give some indication of the amount of use you would make of it. Also what other homes you have.

.....

What special circumstances would you wish to be considered by the Committee

.....

Signed: ..... Dated: .....

## **Appendix 6:** Savills report on factors affecting marketability

18<sup>th</sup> May 2017



Sarah Lee MA MRICS

The Honourable Society of Lincoln's Inn  
Treasury Office Lincoln's Inn  
London WC2A 3TL

Fitore Vula  
E: [fvula@savills.com](mailto:fvula@savills.com)  
DL: +44 (0) 20 7354 6711  
F: +44 (0) 20 7354 6702

94 Upper Street  
London N1 0NP  
T: +44 (0) 20 7354 6701  
[savills.com](http://savills.com)

**RE: Flats 1, 2, 3 and 4, 24 Old Buildings, Lincoln's Inn, London WC2A**

Dear Sarah,

Following our meeting earlier in the week, I can confirm that it is my opinion that Flat 1, 2, 3 and 4 at 24 Old Buildings due to their outlook onto the buildings opposite and the noise from the bar nearby in addition to the further noise nuisance caused by early deliveries to the nearby businesses, will make them near impossible to let on a long term basis.

I have looked back at all 2 bedroom properties within a quarter of a mile of your postcode, which are listed as let through [www.rightmove.com](http://www.rightmove.com) in the first quarter of 2016, as this is when Flat 4 was being marketed. You will note that the yearly asking rent range from £26,000 to £35,100.

This is considerably higher than the asking price on flat 4 which I as per your listing was at £24,336 per annum in February 2016 putting the apartment at the bottom of the price list and therefore the most likely to let. You will note that other apartments at this level were in less desirable areas and were in less desirable buildings therefore, it is my opinion that the asking price was evidently not the issue.

This as I understand it has been evident as you've both struggles to get applicants to commit to these units initially, and retain tenants once they've moved in.

The outlook if not immediately evident from the photos, is something that will be noticed by applicants on viewing, and you have already found this to be the case.

We appreciate that we let properties on busier main roads and in these cases we vet the applicants thoroughly and make sure we bring these factors to their attention, so that they don't use the first opportunity to exercise the break clause and leave. We are also obligated to let tenants know of any factors which we think might deter them from renting the property.

Unfortunately, we don't find many Tenants who aren't concerned with noise and therefore, advise Landlords with properties on busy roads to install proper noise insulation. Although that may solve some of the noise problem, unfortunately there is nothing that can be done regarding the lack of privacy due to the close proximity to the building next door, especially since this is the case in all rooms.

Please let me know if you would like further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Fitore Vula", written in a cursive style.

**Fitore Vula MARLA**  
Associate Director

## **Appendix 7:** Letter from former resident

## Henry Skinner

---

**From:** Jackie O'Sullivan  
**Sent:** 05 May 2017 09:08  
**To:** Sarah Lee  
**Subject:** FW: Flat 3, 24 Old Buildings

From: Alison [mailto:[alison.broadberry@yahoo.co.uk](mailto:alison.broadberry@yahoo.co.uk)]  
Sent: 01 May 2017 21:35  
To: Jackie O'Sullivan  
Subject: Flat 3, 24 Old Buildings

>> Dear Jackie

>> I hope this email finds you well.

>> You have asked me to email you in relation to why I gave up residing in Flat 3, 24 Old Buildings. As you know, I rented Flat 3, 24 Old Buildings from the Inn from 5 December 2011 to 29 July 2013. The entire rental period was exceptionally noisy every night, for most of the night and ultimately, I and my husband were frankly so exhausted we simply could not live there any longer.

>> In no particular order, the noises included the following:-

>> · As you will know, not far away from underneath Flat 3 in Chancery Lane there is, or was then, a Japanese Karaoke Bar. I believe this had a licence until 5 in the morning. To be fair, we never heard the Bar itself because it is underground. However from typically around midnight until sometimes 5 in the morning or beyond but usually very regularly in the 2-4 am slot it would be very noisy indeed with drunk individuals exiting the Karaoke Bar, walking very slowly up Chancery Lane, often loitering, singing, shouting and often screaming.

>> · There were regular deliveries to various buildings and of course daily deliveries to Eat, directly underneath Flat 3 which would often be at very unsociable times of the night or early morning.

>> · There would also be other deliveries creating similar noise.

>> · The late night rubbish collections could be particularly noisy because there would usually be more than one individual in the van and they would park the van often right underneath Flat 3, usually with the music blaring out and the doors open while they walked up and down the street to collect the bags to throw in the back of the van.

>> · At the time we were residing there, as you will know, there was a great deal of demolition and construction work going in Chancery Lane. The related noise included lorries delivering various items, notable noisy items being steel pipes which would arrive often from 4 am to 6 am often particularly during the early part of my rental, given it being winter, delivery lorry vans would park in Chancery Lane and keep their engine running, presumably to keep the heater going and would also have the radio on so we would often lie awake listening to engine noise and radio noise.

>> · The workmen for the demolition and rebuild would typically arrive from around 6 am begin singing, shouting and swearing so they themselves would be noisy before they began the banging and the clattering from around 8am latest.

>> I had no idea that Chancery Lane could be so noise! There was not a single night we lived there that we had a good and quiet night's sleep.

>> I hope this email is helpful.

>> With best wishes.

>>

>> Alison Broadberry