Design & Access Statement

for

Full Planning Application

On the property known as and situated at

8 Lincoln's Inn Fields, WC2A 3BP

For

Fitzgerald & Law LLP

PLAN
PROJECT MANAGEMENT

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RICS

SUMMARY

We have been instructed by Fitzgerald & Law LLP, Leaseholders on the premises known as 8 Lincoln's Inn Fields, WC2A 3BP to arrange for improvement works to be carried out at the above property. The building originates from the late 1700s and has a Grade II listing.

The Lease schedules various obligations upon the Leaseholder as far as periodic maintenance and repairs. The building is overdue for external decoration and repairs to the brickwork and timber framed windows. Under a separate application for Listed Building Consent, we have applied for permission to carry out a number of repairs.

The building includes a 1960's flat roof extension which infills an original courtyard space to the rear of the property. The flat roof and outdated skylight require repairs and replacement, respectively. We were advised that the **relocation of the condenser units** and the **replacement of glazing to the skylight** would require a full planning application.

As part of the panning application, this Design & Access Statement describes the proposed work elements for which full planning consent is required.

Phil Hall MRICS - July 2017

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1 INTRODUCTION

The Partners of Fitzgerald & Law LLP, owners of the freehold at the above address wish to carry out various internal and external repairs and some minor internal alterations. The overall condition of the building is generally sound, however there are a number of defects which require attention, together with some essential health and safety measures which should be implemented.

The property is a Grade II listed building. Under a separate Listed Building Consent application, most of the alterations/repairs required have been included. We met on site with Mr. Nick Baxter, one of your Heritage Officers, to discuss the proposed works included within that application.

This application relates solely to the replacement of the existing glass skylight and the relocation of 3 No. air conditioning condensing units on the first floor flat roof.

2 FIRST FLOOR FLAT ROOF

2.1 The upper ground floors of the building contain an original outrigger structure to the rear, the ground floor level of which was infilled with a flat roof structure, we presume during the 1960s. There is an existing bitumen felt flat roof which is experiencing water penetration defects. As part of our Listed Building Application, consent has been sought for the overlay of the existing flat roof with a (cold application) rubber roofing product. In the centre of this flat roof is a dilapidated Georgian wire glass skylight - approximately 9m by 1.7m in size. It is believed that the majority of the water ingress is occurring around the service penetrations from the rooftop plant down through the roof deck itself.

2.2 Relocation of Condenser Units

The air conditioning condenser units on the roof are currently sited on top of concrete paving slabs. By lifting and suspending the units above the waterproofing, any future ingress problems should be more easily identifiable and resolved. By raising the condenser units, we will be able to properly dress and weather all of the service penetrations through the roof.

Consent was granted for the location of roof top air conditioning plant in 2006. An Acoustic Survey Report was provided at that time and the condenser units were specified to be compliant with the noise requirements for the local area roof top plant.

It is proposed for the 3 No. condenser units to be relocated on top of a pair of steel beams which will be fixed to the brickwork spanning the full rear width of the flat roof. When relocated, the tops of the condensing units will remain below the top level of the existing surrounding parapet walls. It is therefore assumed that there will be no detrimental effect or visual impact on any of the surrounding properties as a consequence of this work element.

3 REPLACEMENT OF REAR SKYLIGHT

3.1 **General Condition**: The existing skylight consists of several panes all Georgian wire glass held together with putty and 'duck-tape'. The skylight is single glazed and contributes to an uncomfortable working environment in the Office space below (hot in summer and cold in winter). In addition, the lead flashing along the party wall line is in poor condition and there are signs of leakage on the underside of the roof along the party wall.

3.2 **Replacement Structure**

We propose to replace the existing skylight with a modern double glazed (toughened glass) skylight secured around the perimeter by a powder coated aluminium frame. Internally, there will be intermittent cross-members to support the underside of the glass, however from the outside the glazing will appear flush with the frame, with silicone sealed joints between the glass panels. The glass sealed units will be argon filled with a low E coating.

The new system will significantly contribute towards lower energy consumption within the building, and as a consequence assist both the Council, the occupiers and the owners in their collective objectives of reducing the environmental impact. The new glass roof will afford the occupiers enjoyment of greater levels of natural light, whilst also improving the external appearance, which is visible from other windows within the property.

Please refer to the Appendix for photographs of the existing skylight together with an example of the same glazing system for the proposed replacement.

APPENDIX A
EXISTING AND PROPOSED SKYLIGHTS

Existing Georgian wire glass skylight
with condenser unit in background

Proposed double glazed plain glass skylight