

# 10 - 11 LINCOLNS INN FIELDS



GARRET DESIGN LTD

PRE PLANNING APPLICATION: PROPOSED LIGHTWELL + ALTERATION TO L5 FENESTRATION

DATE: 14/09/2017

REVISION: P1



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# Project Summary

The purpose of this document is to present outline design and documentation to support a Pre-Planning Application for a new lightwell at the Lower Ground Floor and alteration to fenestration Level 5 of 10-11 Lincoln's Inn Fields.

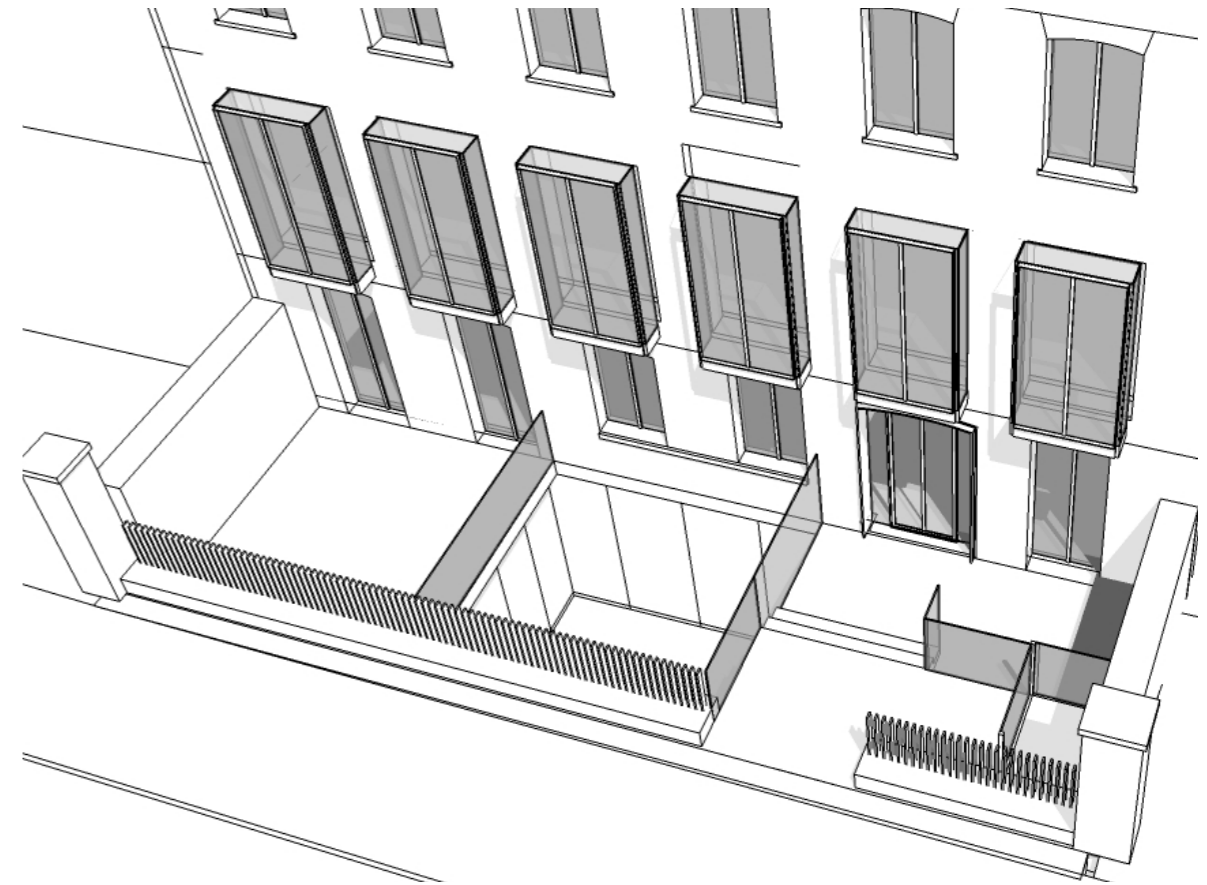
10 - 11 Lincoln's Inn Fields is currently undergoing complete internal and external refurbishment with works on site. The building is commercial offices and will remain such.

Please refer to approved Planning Application No 2016/5664/P for the current works. Planning Officer Hugh Miller.

The incoming tenant who has taken the lease for the whole building proposes to create a lightwell space at the front of the building, transferring basement office space into usable exterior terrace space for use by staff, and in turn increase the quality of natural light into the basement office space.

The addition of the lightwell will change the DDA access strategy to the main building entrance from a long ramp scenario to a platform lift. The lightwell design will NOT reduce the accessibility of the building from the current design.

The tenant also seeks to replace a window at Level 5 on the Lincoln's Inn Fields elevation to a glazed door, matching other glazed doors at the same level already approved - to enhance access to a terrace area.



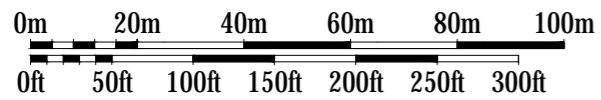
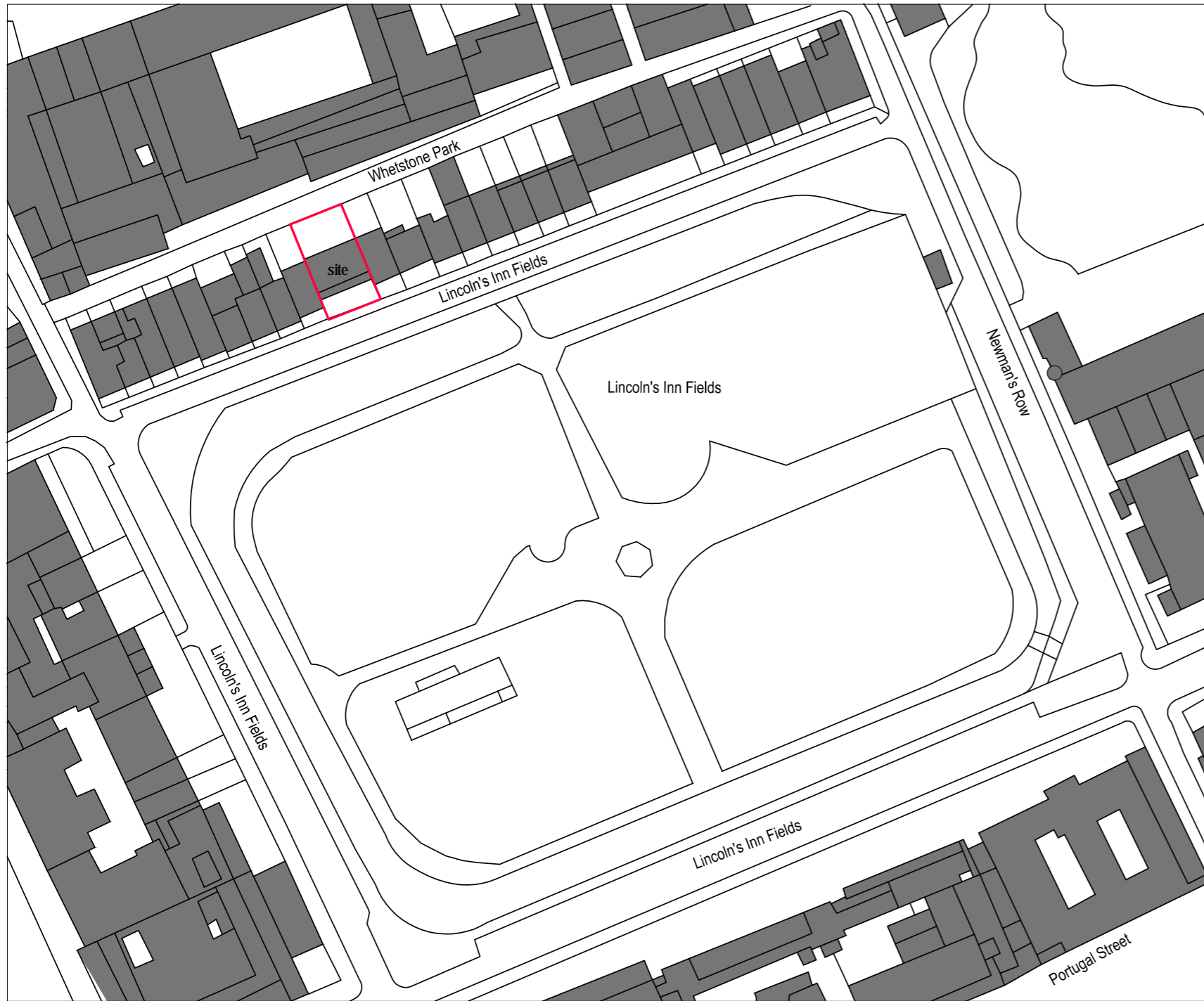
# Site Photos



## CURRENT SITE CONDITIONS

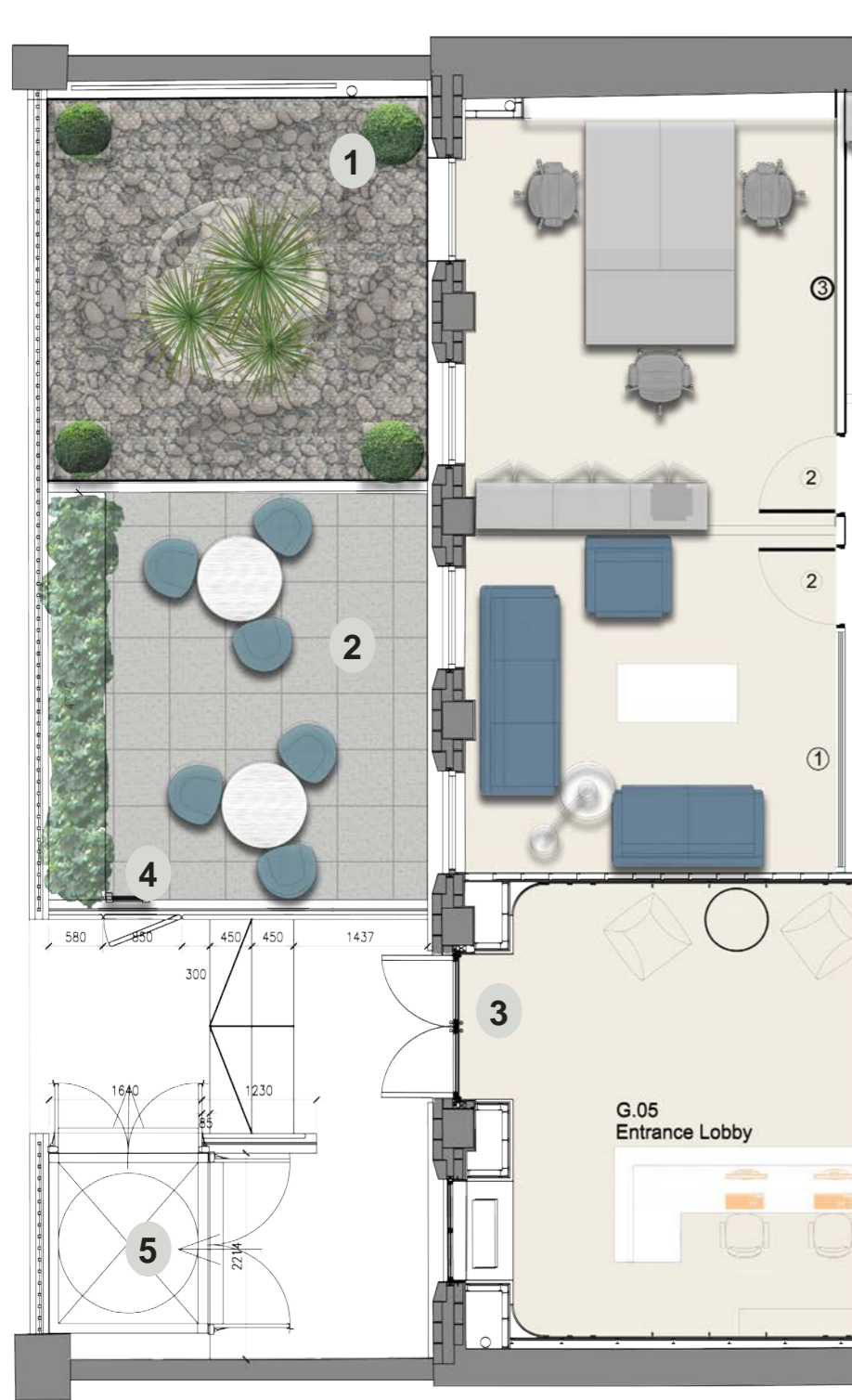


# Site Location plan



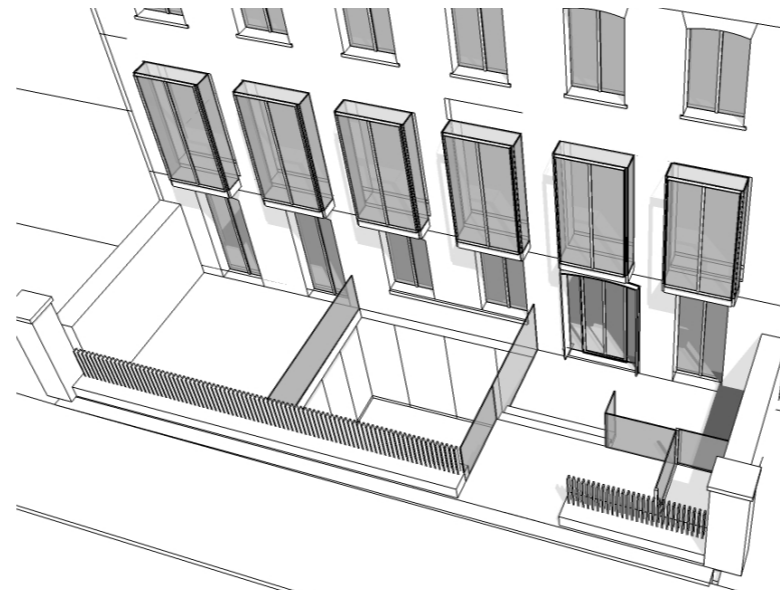
# Lightwell Design Proposal

## GROUND FLOOR

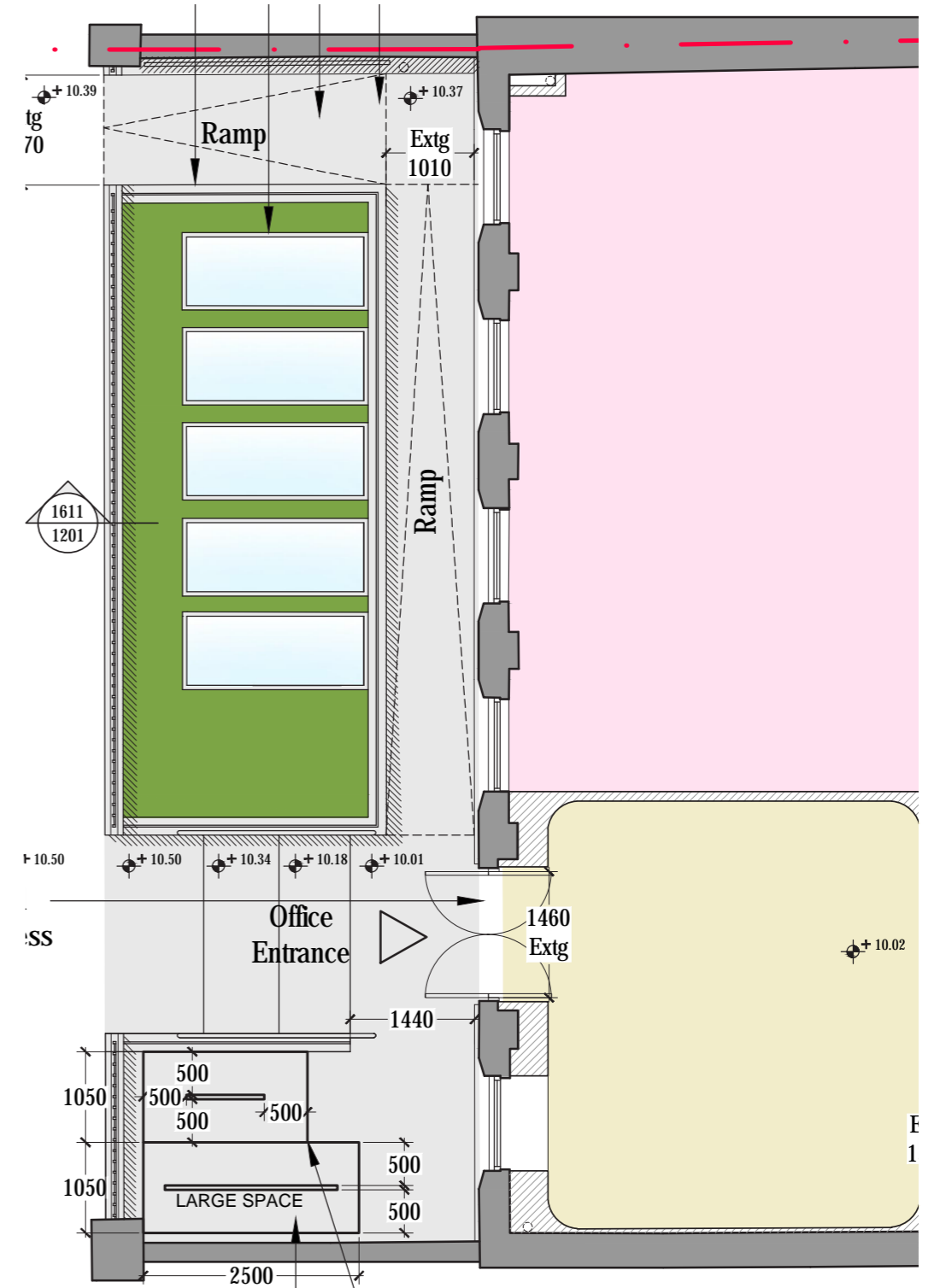


Plan: **Proposed** Lightwell + DDA Access

- 1 Landscaped area
- 2 Proposed Lightwell
- 3 New steps down to front entrance
- 4 Escape ladder from lighthwell with realase gate at top
- 5 New platform DDA lift, bespoke to match approved railings design



Besokpe platform lift to match railing



Plan: **Current** proposal

# Lightwell Design Proposal

## BASEMENT

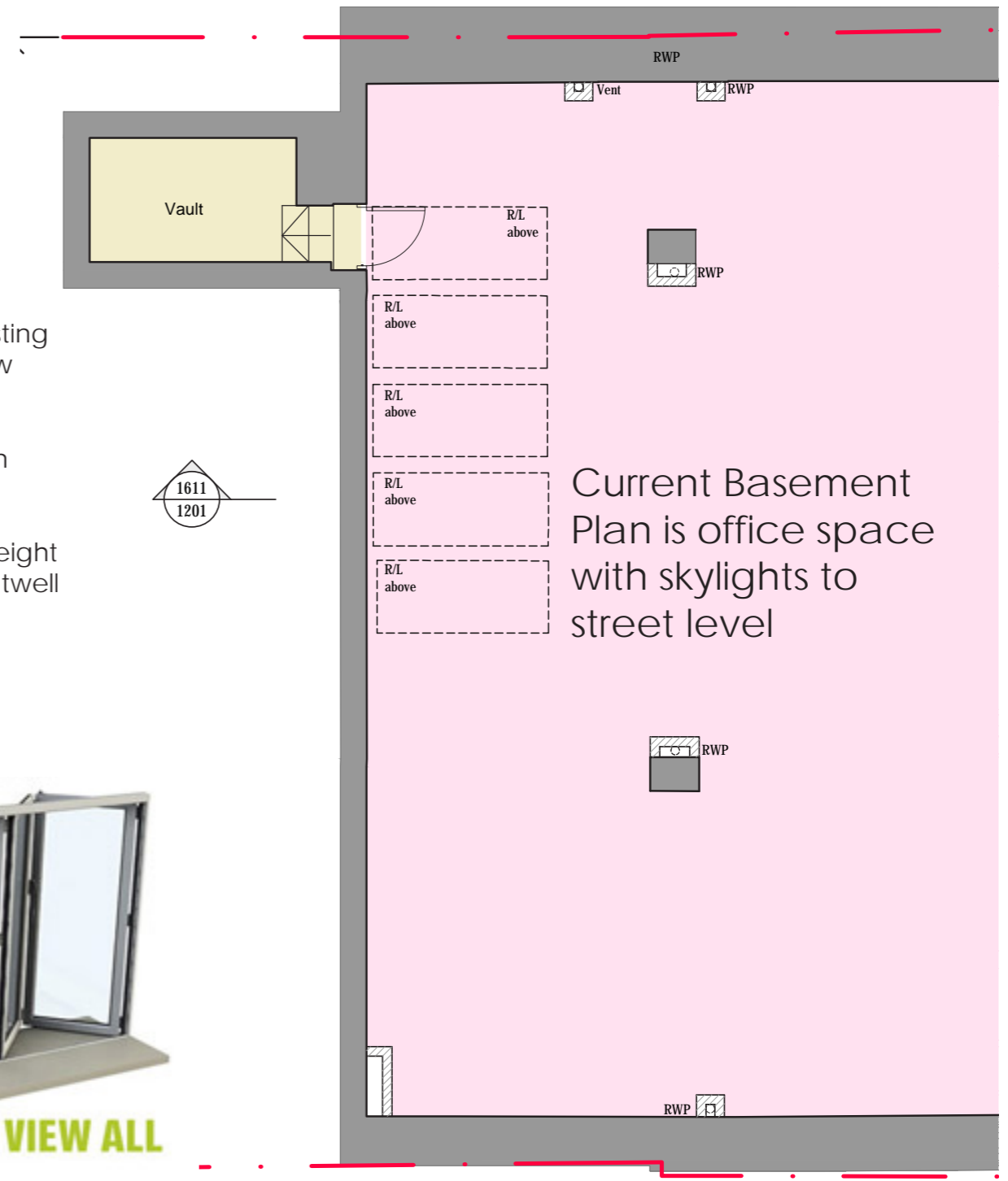


Plan: **Proposed** Basement

- 1 Rainwater to run into existing drainage points from new roof
- 2 New external patio within formed lightwell
- 3 60min FR Biofolding full height glazed doors around lightwell



> VIEW ALL

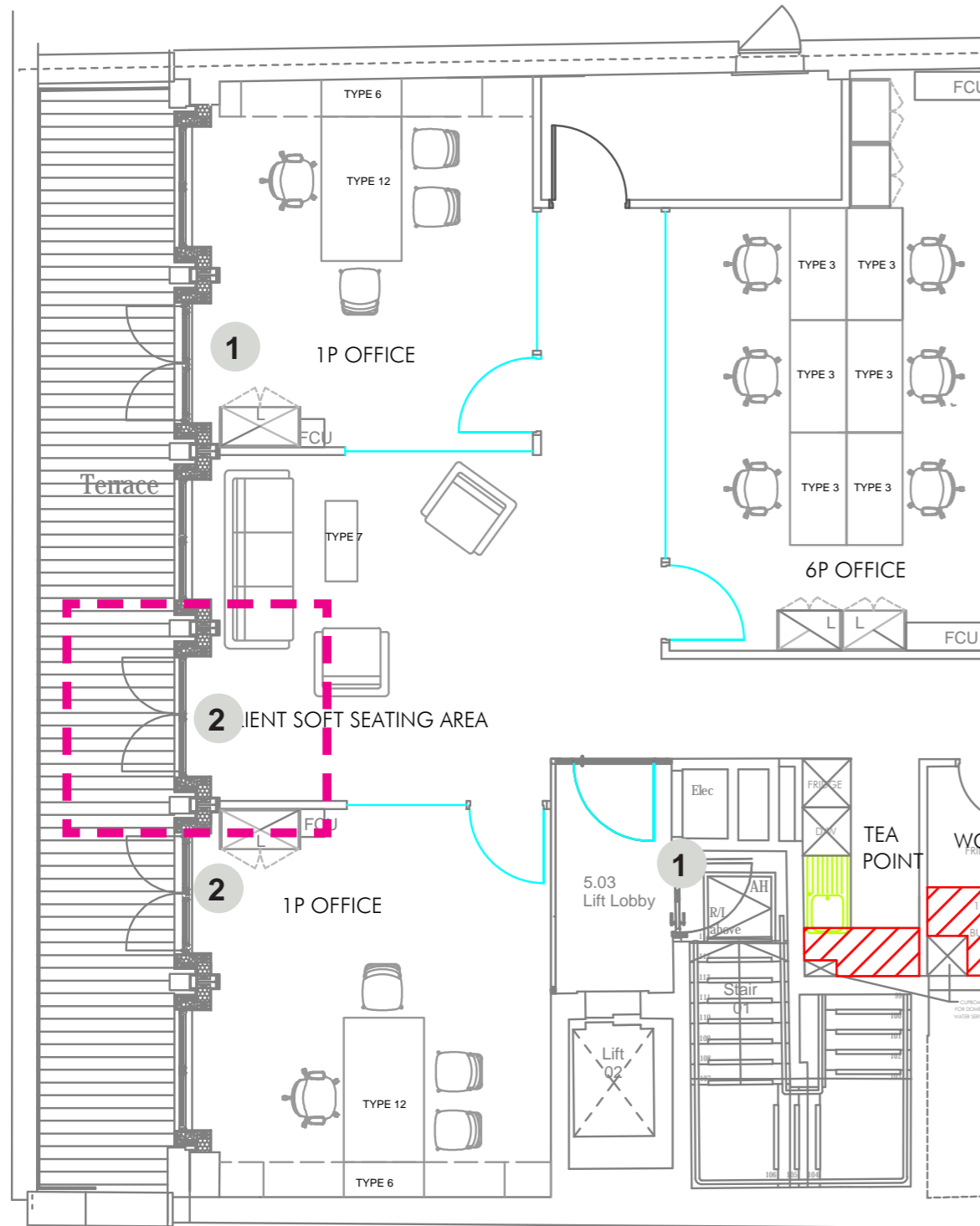


Plan: **Current** Basement

Current Basement Plan is office space with skylights to street level

# Level 5 Fenestration Proposal

## LEVEL 5



Plan: **Proposed** Level 5

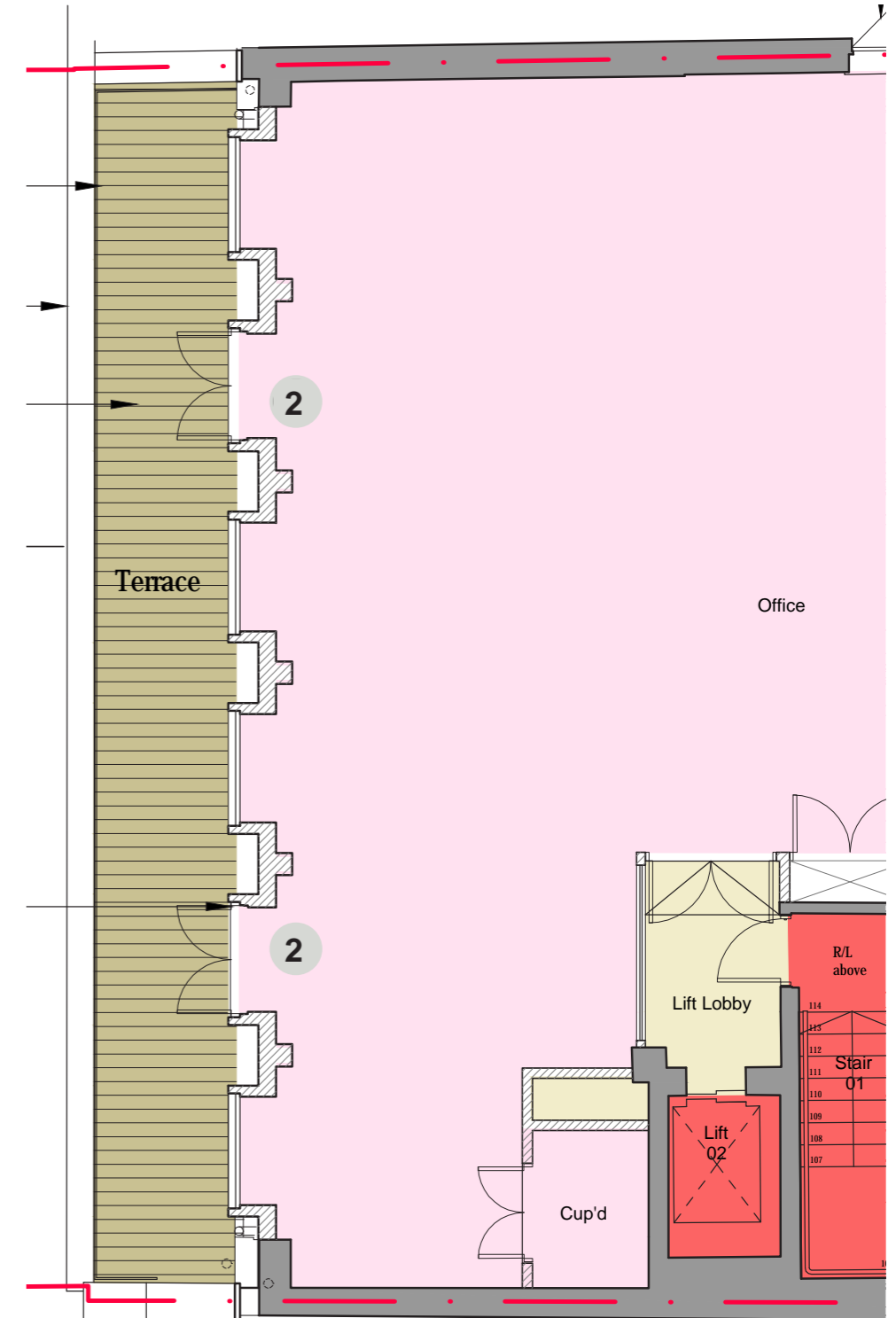
**1** Proposed new glazed door in place of window - design & spec to match approved glazed doors

**2** Current approved glazed doors to remain

NOTE: Proposed additional door is in location of original french doors

Proposed new door to be same specification as the approved doors

Level 5 fenestration is not visible from street level



Plan: **Current** Level 5



# Lincoln's Inn Fields Elevations



Current Approved Elevation



Proposed glazed door at L5 in place of window  
 Note: Change will NOT be visible from street front so will not affect material change to main elevation

DDA Access points relocated to main entrance  
 Proposed approved railings extended to fill



Proposed Part Elevation showing extended railings