

Evaluation & Design

3.1 Principles of the Proposals

Enhance the internal space and workplace environment of the basement level office space:

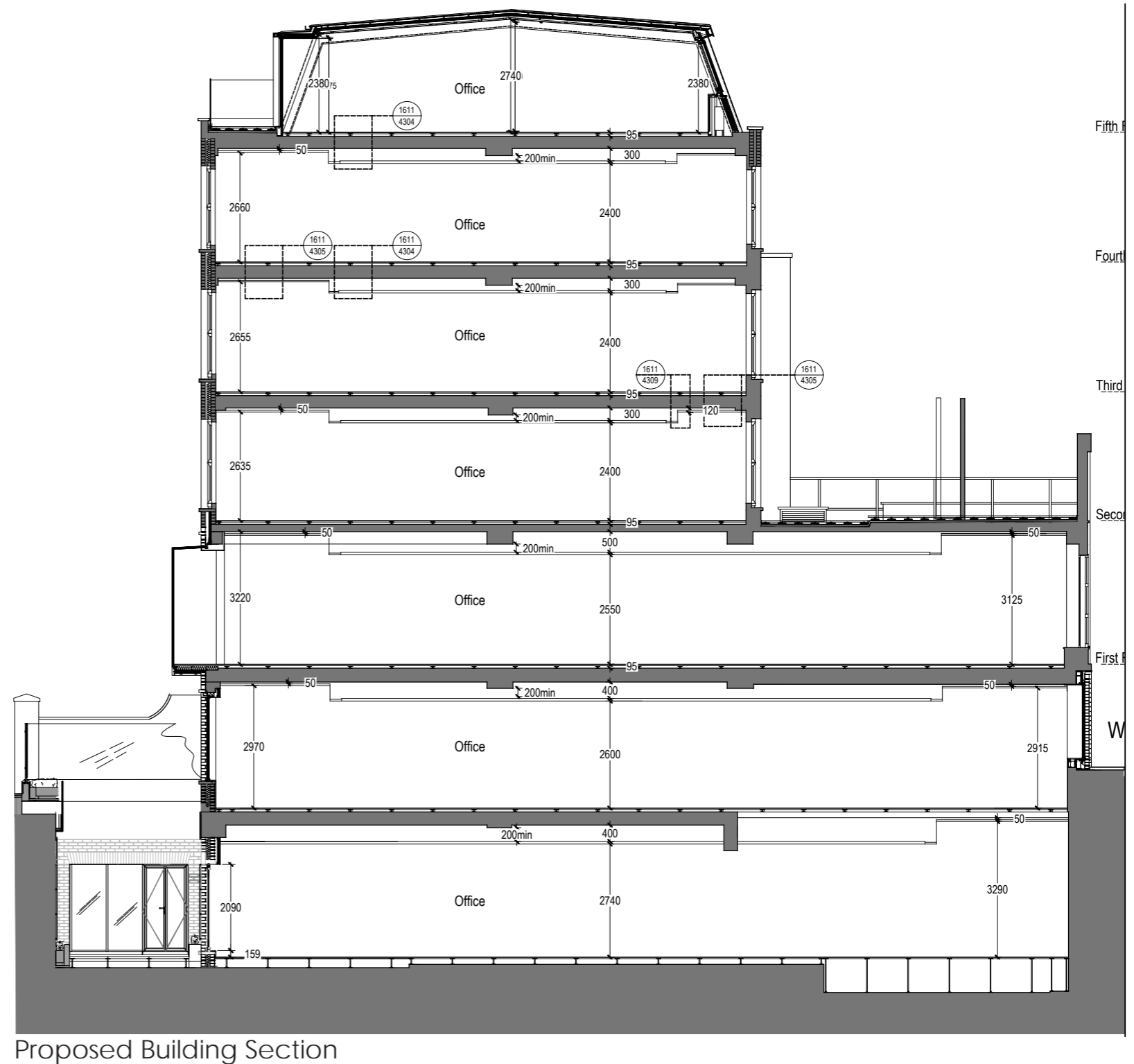
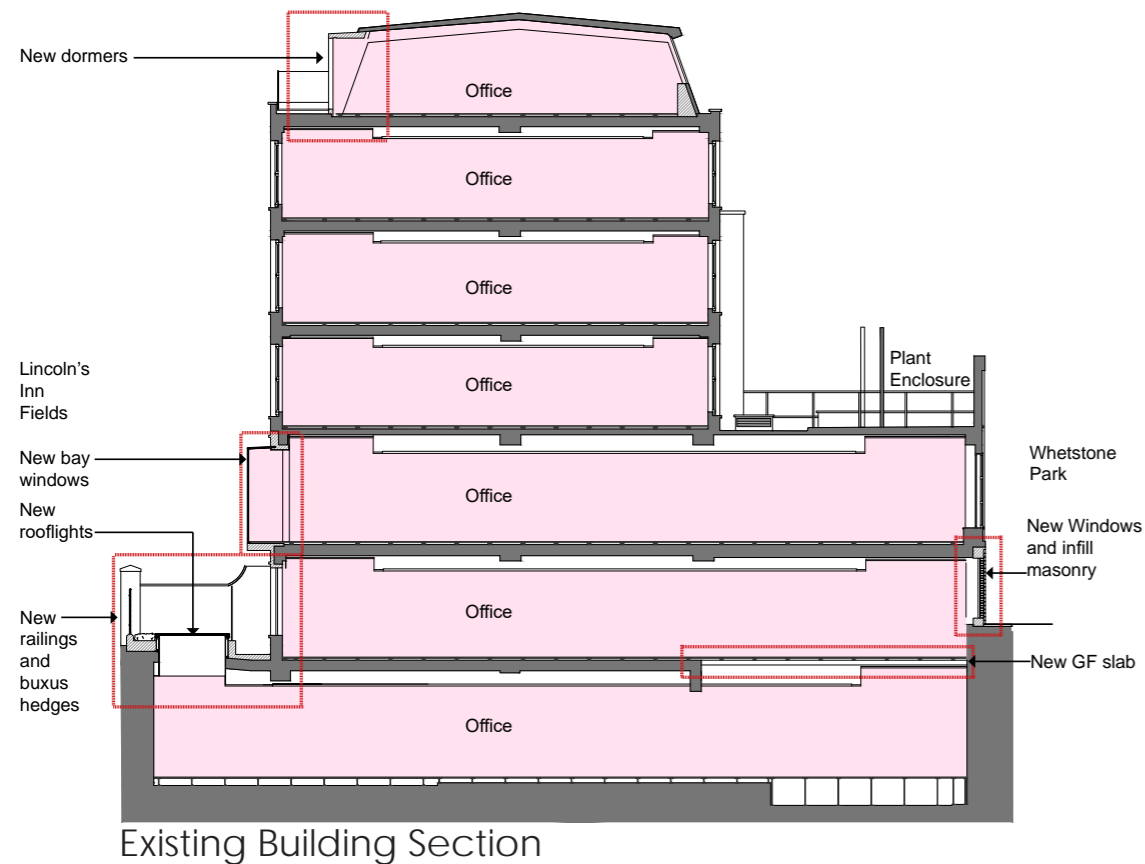
- Construct a new lightwell to increase natural light at basement level
- Provide access from the Basement office space into the lightwell through french doors
- Use materials to finish the lightwell that are sympathetic to the main building facade
- Use window and door specifications and finishes that match the fenestration of the upper floors on the main elevation
- Install landscaping and planting to the lightwell to create a smart, attractive amenity for staff

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3.2 Use and Layout

Enhance the internal space and workplace environment of the basement level office space:

- Construct a new lightwell to increase natural light at basement level
- Provide access from the Basement office space into the lightwell through french doors
- Use materials to finish the lightwell that are sympathetic to the main building facade
- Use window and door specifications and finishes that match the fenestration of the upper floors on the main elevation
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3.3 Appearance and Materials

Lincoln's Inn Fields

The introduction of the lightwell seeks to blend with the new refurbishment of the front facade's new details and to create a harmonious relationship with its immediate neighbours and an alignment with the street vernacular.

Wall Finishes

The front and side facades of the new lightwell will have a brickwork finish to match the main building facade above.

The rear facade in the lightwell will have trelliss and planting.

Floor Finish

The external floor finish in the lightwell will be a stone tile.

Doors and windows

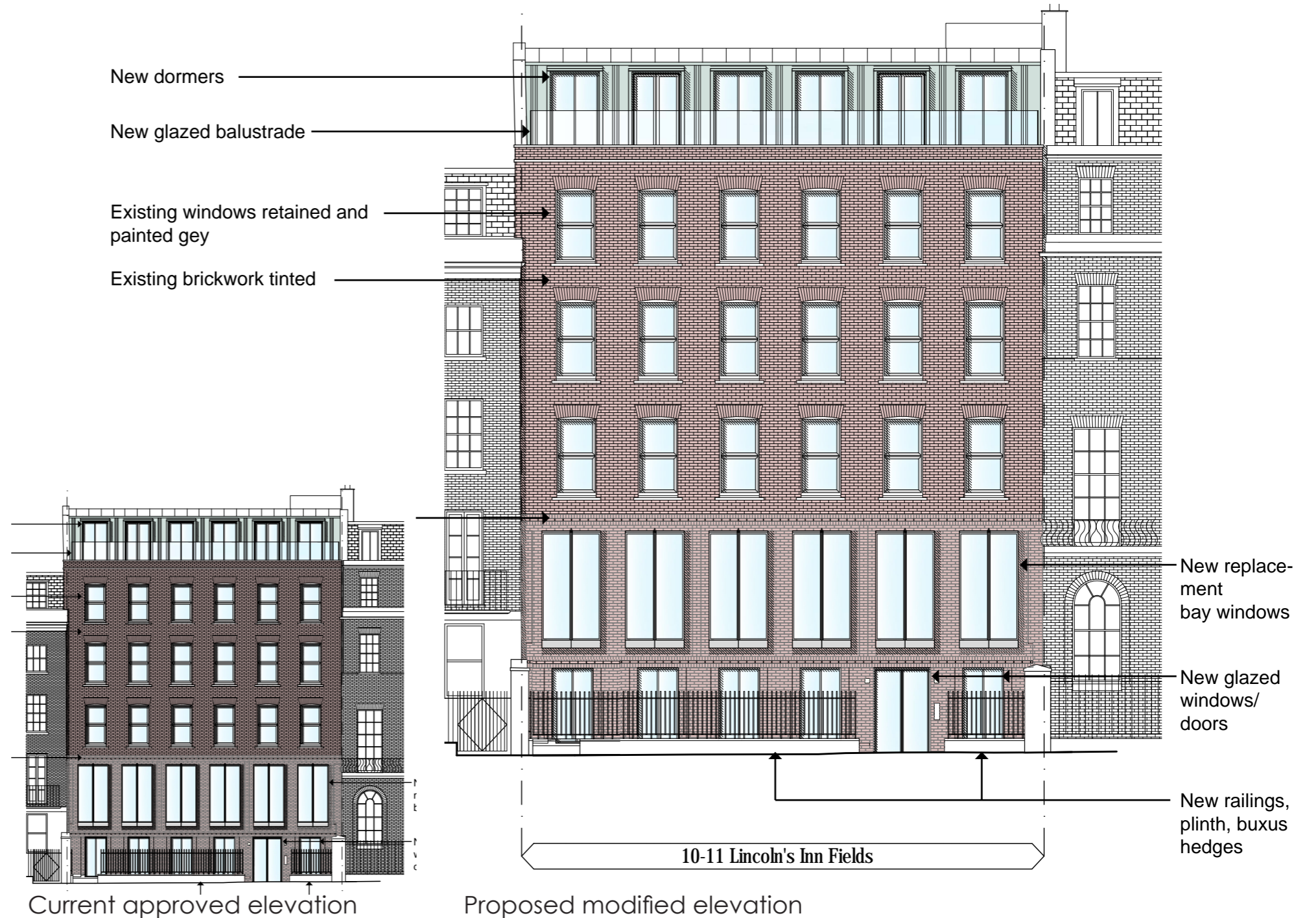
All new doors and windows in the lightwell are specified to match the manufacturer and finishes of the windows in the main facade above.

The new french doors at Level 5 will exactly match the doors being installed in the current approved refurbishment.

Entrance

The entrance, steps and balustrade will broadly remain as per the current approved refurbishment design

Front Garden Improvements are proposed to the ground floor to enhance the streetscape with subtle landscaping.



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3.3 Appearance and Materials

GROUND FLOOR PLAN



A Plan: entrance and street level landscaping



Landscaping to discourage anti sleeping

- 1 Landscaped rock garden with spiky plants to discourage use as overnight sleeping area
- 2 Extend front railing and planter to block off new landscaping
- 3 Remove proposed skylights
- 4 New or extended glass railing to sides
- 5 Lightwell
- 6 Escape ladder from lightwell with release gate at top
- 7 Existing steps to remain
- 8 Existing bike area to remain

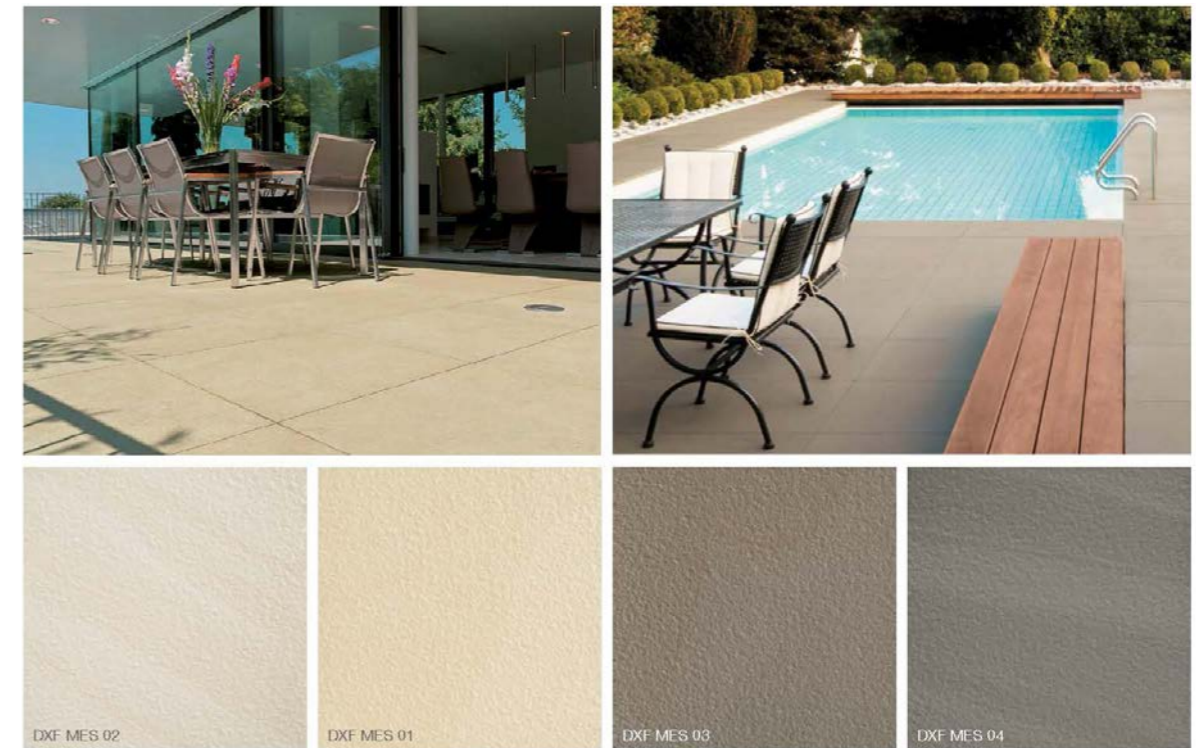
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3.3 Appearance and Materials

LOWER GROUND FLOOR



B Plan: showing French doors



Options on raised accessible patio

- 1 Rainwater to be redirected to new external drainage under patio
- 2 planted to run along back wall with trellising
- 3 New external patio within formed lightwell
- 4 French door to lightwell. doors to match doors in 5th floor dorma



Rendered wall with panter and trellis

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3.3 Appearance and Materials

- 1 Render wall to match colour of neighbouring property (off white)
- 2 Rased planter to run along back wall with trellising
- 3 New external patio within formed lightwell
- 4 Brick to match existing
- 5 French doors to match existing as per 5th floor



A Elevation: showing back wall with planting



B Elevation: side wall



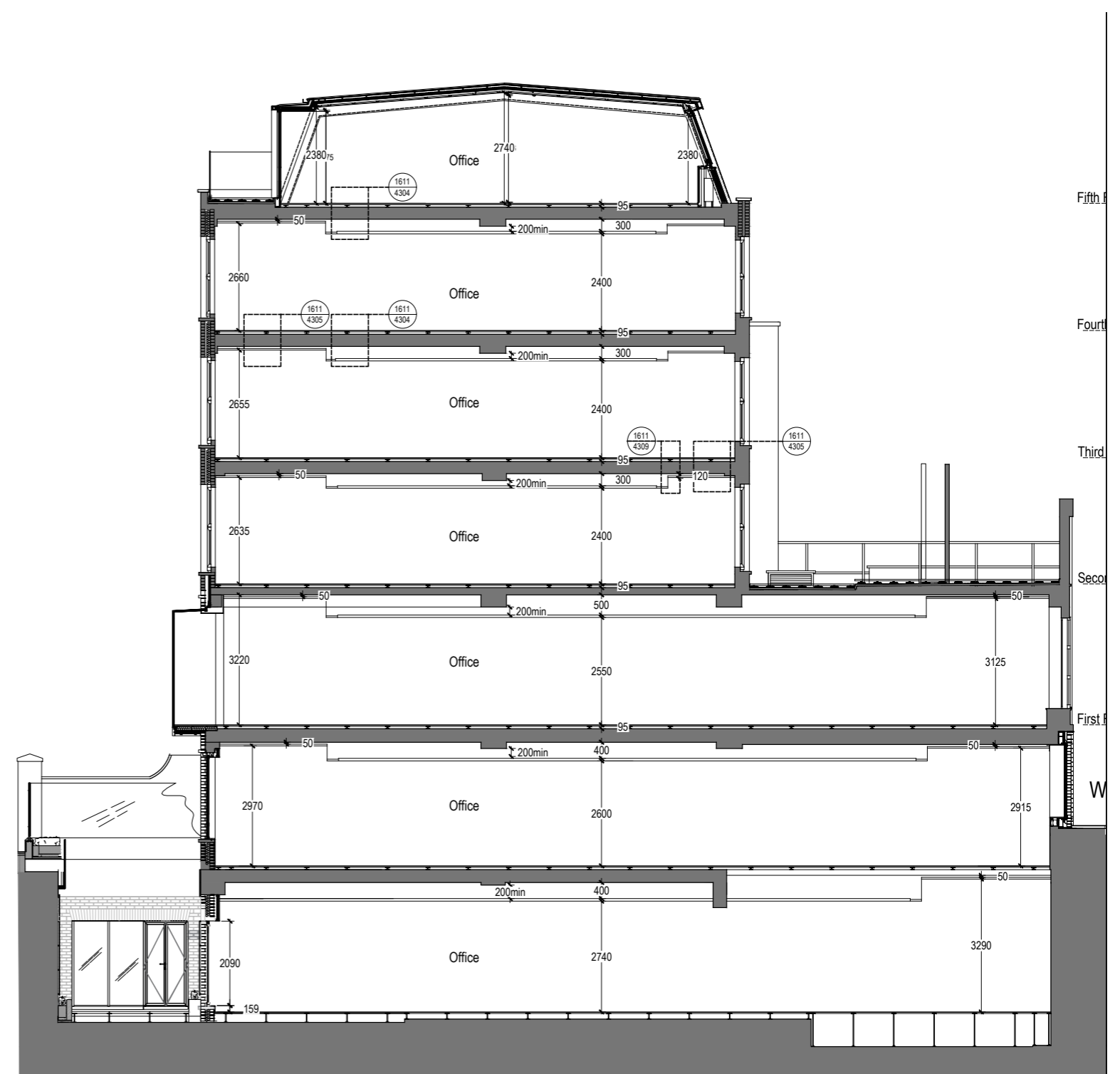
C Elevation: showing building facade

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3.3 Appearance and Materials



A Elevation: showing front facade

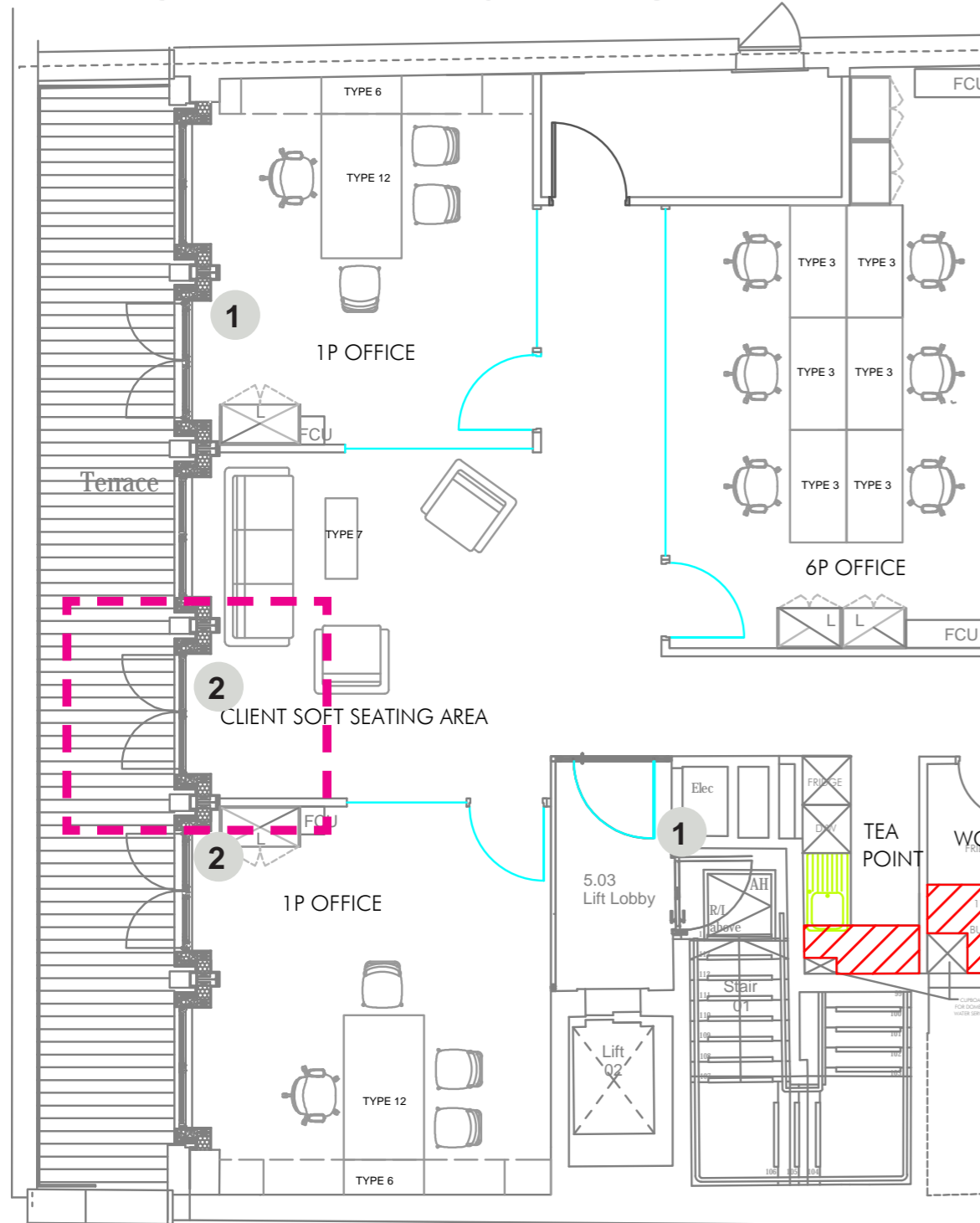


B Section: Through building

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3.3 Appearance and Materials

LEVEL 5 - NEW FENESTRATION



Plan: **Proposed** Level 5

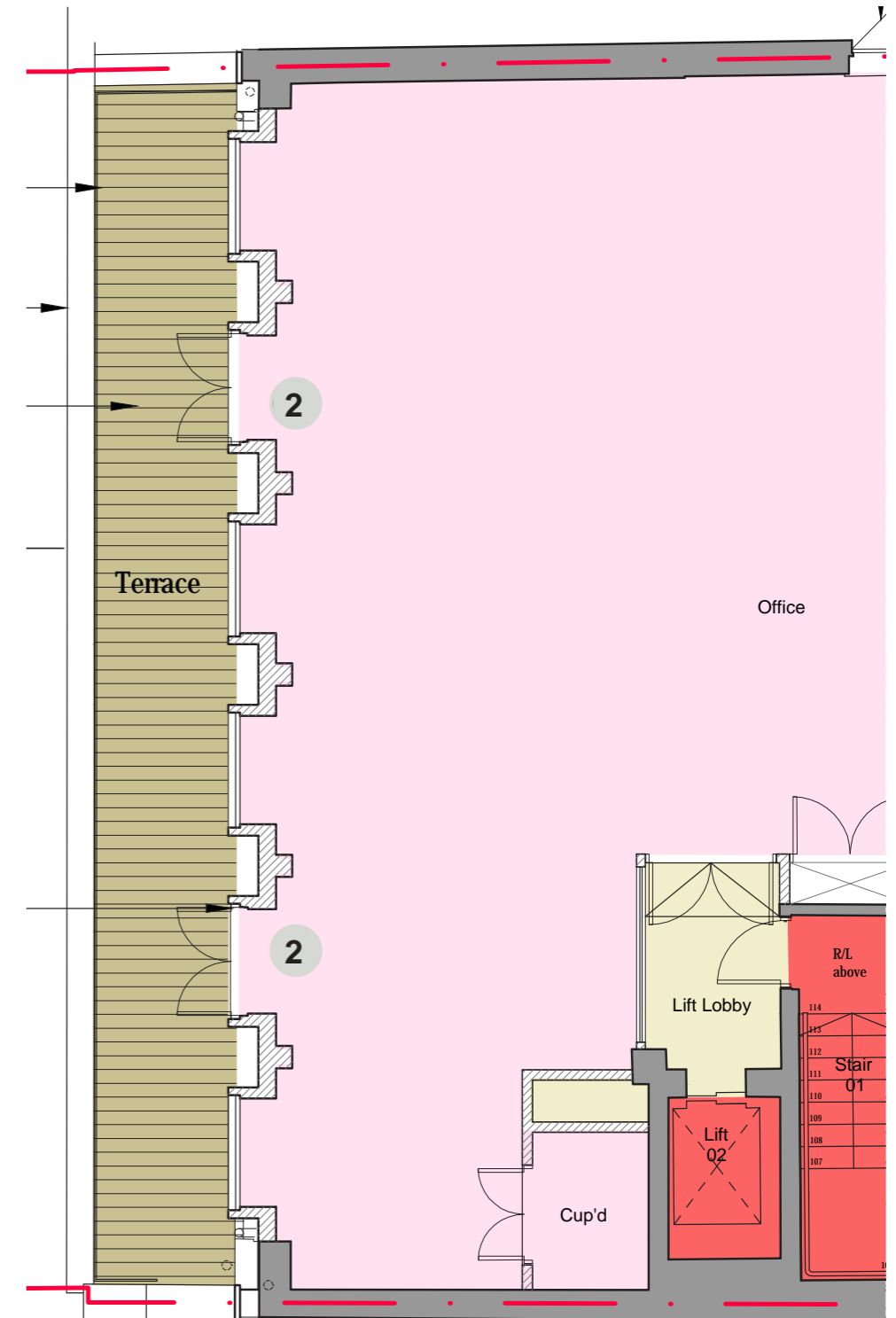
1 Proposed new glazed door in place of window - design & spec to match approved glazed doors

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 Approved** Level 5

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3.3 Appearance and Materials



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

Access

4.1 Access

The scope of works included in this application does not affect access - section from current approved planning application as follows:

4.1 Links to Surroundings

The site is within a short walk from local facilities. Holborn tube station is located nearby and many main bus routes run nearby along Kingsway. There are a number of cycle hire docking stations in Newton Street and Kingsway Holborn. The site is surrounded by an abundance of excellent access to public transport. Transport for London's Public Transport Accessibility Level (PTAL) rates 10-11 Lincoln's Inn Fields with the highest ranking of 6B.

4.2 Approach

The following alterations are proposed to improve accessibility: The building has been developed with reference to Approved Document M of the Building Regulations. Alterations have been proposed to the rear and front entrance door to provide a level threshold.

4.3 Waste Storage and Collection

The current waste storage facilities are located externally to the front of the building which blocks the access ramp to the main entrance. A new bin/recycling store shall be located at ground floor with direct access to Whetstone Park.

The building will be managed with a regime in place for dealing with waste and recycling which is collected daily by Camden Council. All refuse to be compliant with Camden Council's "Bags off Street" policy. A management strategy shall be put into place to enable the rubbish to be placed onto the street no sooner than 30 minutes before collection.

4.4 Cycle Parking

As per annex B of the planning guidance cycle storage provisions have been allocated to provide full secure, weather protected parking for employees at a ratio of 1 per 90m². The bike store shall be located at ground floor with direct access to Whetstone Park with uni-sex cycle changing facilities and showers located within the basement.

In addition cycle racks are provided by the front entrance door as per the current approved scheme.



Building Services

5.1 Services

Heating / Comfort Cooling

Design to remain as per current approved scheme and will not be changed in principle to accommodate the proposed lightwell works.

Ventilation

Design to remain as per current approved scheme and will not be changed in principle to accommodate the proposed lightwell works.

Domestic Hot Water

Design to remain as per current approved scheme and will not be changed in principle to accommodate the proposed lightwell works.

Lighting

The scheme includes external wall mounted light fittings for ambient and low level accent lighting. All lighting shall be LED with PIR sensors.

Involvement

6.1 Pre-Application and Conclusion

Pre-Application

A Pre-Application (2017/5220/PRE) was submitted on 19/09/17 and received a report with feedback from the Planning Officer.

A copy of the response report is included as an appendix.

In general the pre app response suggests that the addition of a lightwell could be permitted in principle, subject to the design of the new fenestration being in context with the main building facade.

All elements of the design detail have been further developed and refined for the full application. In particular this submission has paid close attention to the new windows and doors in the lightwell to ensure these are in keeping with the main facade above by using a matching product and design specification and aligning the extent of the fenestration at basement level with the windows at ground floor level. Furthermore the full height fully glazed sliding folding doors as presented in the pre-app design have been removed from the scheme.

Conclusion

We believe that the design scheme has taken account of the comments received from the Planning Officer and this application presents a revised design that should satisfy all concerns.



