

DESIGN AND ACCESS STATEMENT

Internal Layout Alteration to Server Room

14 Old Square, Lincoln's Inn

Prepared by: William Martin Property Consultants Ltd

75 King William Street

London

EC4N 7BE

Our Ref: 11221/TH

Date: Jan 2018

1 Introduction

2 Amount

3 Layout

4 Scale

5 Landscaping

6 Appearance

7 Use

8 Access

1. Introduction

Application Premises and Site

The application premises is a five storey Grade II listed building within The Honourable Society of Lincoln's Inn Estate. The property is predominantly barrister chambers/offices although there are two flats located to the second and third floors.

The Proposal

The extent of the proposed listed building consent works are located solely within the basement server room. The proposal is to sub-divide the current space and install a small kitchenette area which will enable the previous kitchen to be used as either further office space or storage whilst maintaining the buildings internal network system within a self-contained room/area.

2. AMOUNT

The proposal seeks to demonstrate that the amount of development needed is the minimum required. The proposed alterations have been designed so as not to visually dominate the significance of the character and appearance of the locality.

3. LAYOUT

The proposed layout involves minimal changes to character of the building as timber partitioning will be erected forming a separate self-contained area for the server room with two separate fire doors provide access to either side of the server. The proposal would result in an improved layout being provided. In concluding, the proposals have been designed so as not to dominate the significance of the character of the area.

4. SCALE

The scale of the accommodation will not be affected by these works.

5. LANDSCAPING

The development is self-contained within the main demise of the property as such there are no landscaping works relating to this application.

6. APPEARANCE

The composition of the building would not be altered to an unacceptable extent. The proposed materials would match with the character of the application property. The alterations would respect their surrounding context and have been designed to enhance the visual amenities of the area and to respect its surrounding context and are easily removable.

7. USE

The property is used as an active chambers for barrister of Lincoln's Inn, whilst having two separate flats to the second and third floors.

8. ACCESS

The development is within the confines of the main property affecting one room. There are no further alterations to the property as such the existing access to the building remains.