

**WILLIAM MARTIN PROPERTY CONSULTANTS LTD**

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# Design and Access Statement

**The Honourable Society of Lincoln's Inn  
27 Newmans Row  
London  
WC2A**



February 2018

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**WILLIAM MARTIN**  
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*Note: This statement should be read in conjunction with the drawings supplied with the planning application.*

### **Site Description**

The Honourable Society of Lincoln's Inn is one of the four Inns of Court in London to which barristers of England and Wales belong and where they are called to the Bar. Located at 27 Newmans Row, is a mixture of grade 1, 2 & 2\* listed properties. This proposal is in relation to a ground floor internal room which previous use was as a reception area, the area is to be refurbished throughout but maintain its original purpose as a reception leading on the other areas within the complex.

The existing room has 3 doors leading off to other offices & communal areas, 4 external windows to one side and a fireplace place at either end. There are bookcases and cupboards facing most of the other walls, the floor has a carpet covering, and four

### **Project Description**

The proposed refurbishment is to create a new reception area with a brand new reception desk positioned in the centre of the room as shown.

The symmetrical Reception Desk is to be constructed in solid Corian with black inserts, either end is to have a lower drop section with a set-back area for DDA access. The centre is to have a raised glazed top, and a back lit frosted glass front panel to face the front.

New double-glazed Optima glazed partitions are to form an internal area behind the main reception for reprographics, the partitions will be glazed with opaque film added, they will stop short of the ceiling finishes by approx. 100mm to protect the ceiling.

The existing carpet finish is to be removed and a new York stone floor is to be installed to the public side of the reception, with a new carpet to the reception & reprographics areas, to tie it in with finishes in other offices.

The existing shelves above one fireplace are to have glass doors added with matching ironmongery and locks.

The proposed lighting is to replace the existing lighting in similar positions but with lighting to be more sympathetic to the interior décor.

### **Design Ethos**

The objective is to create these additions to the reception to create an aesthetically pleasing environment but remain in keeping for the age & style of the buildings interior, whilst providing a comfortable, inviting environment for its staff and public. Factors which are an integral part in the design of this scheme are:

- High Quality Materials
- Better space organisation and function
- Improved lighting
- Style in keeping with the surroundings but to not look awkward in its context.

### **Materials:**

The majority of materials within the reception space are to remain intact and be refurbished where necessary, the materials being introduced & changed are as follows:

- Floors – Existing stone floor/Carpet to be replaced with York stone flooring & new carpet.
- Walls – to be redecorated as existing
- Ceiling – Ornate ceiling to be maintained & redecorated colour TBC
- Built in/free standing bookshelves & cupboards – free standing bookshelves to be removed as shown to make more room, other units to be maintained And protected during works.  
Glass door to be added to book shelves over fireplace at staff side.
- Existing reception desk & furniture to be removed – New Corian reception desk in White with black inserts & glass top/front screen to replace.
- Double glazed Optima full height partitioning with obscure film stopping 100mm short of existing ceiling to be added to form an office/reprographics room.

Additionally the porch area leading In to the reception is to have a new Mat well with the Lincolns Inn crest design inlayed.