

DESIGN AND ACCESS/HERITAGE STATEMENT

IN SUPPORT OF

PROPOSED ALTERATION WORKS

AT

9 OLD SQUARE - GROUND FLOOR NORTH, LONDON WC2A 3SR



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1.0 INTRODUCTION

This report accompanies the application for Listed Building Consent to carry out alteration works at 9 Old Square, Ground Floor North.

In preparing the application and accompanying documents we have followed the recommendations of PPG. Note 15 (Planning & the Historic Environment) as well as English Heritage's "Information Required in Application for Listed Building Consent".

This report deals briefly with the history of 9 Old Square and describes in detail the proposed alterations on the Ground Floor, North.

The strategy of the proposed alterations and their careful detailing have been based on our experience with dealing with similar projects within Lincoln's Inn, and providing the information normally required by English Heritage and The London Borough of Camden.

2.0 BRIEF HISTORY

9 Old Square is part of a block of three properties consisting of No.8,9 and 10. The block is a Grade II listed building that dates back to 1774. It is built in the Tudor style by Sir George Gilbert Scott. The building consists of red brick outer wall with blue diapers and stone dressings. The slated pitched roof is behind a parapet wall, with tall decorative brick chimney pots projecting above the roof with wrought iron ladders and restraints scattered across the roof.

9 Old Square is located within the Lincoln's Inn Estates, which is within the Bloomsbury Conservation Area.

9 Old Square is predominantly in use as Barrister's Chambers except for the third floor which is in residential use.

The application site No.9 Old Square, Ground Floor North is presently in use as a Barrister's Chambers and this use will be retained.

3.0 RELEVANT PLANNING HISTORY

There were various applications relating to proposed works to 9 Old Square on the Camden planning website, however, there was no record of any application specifically relating to works to the Ground Floor, North.

There was however some evidence of infill of openings to Office 1 and Office 4.

The following applications are recorded on the Camden planning on-line data base:

2015/5031/P 9 Old Square London WC2A 3SR Installation of eyelets and wiring systems to allow for the trailing of wisteria.

WITHDRAWN 10-09-2015 Withdrawn Decision

2008/3284/L 9 Old Square London WC2A 3SR Change of use of residential unit at Second floor North to Class B1 (offices).

FINAL DECISION 12-09-2008 Granted

2007/0274/L 9 Old Square London WC2A 3SR Change of use of Second floor North from residential use (Class C3) to use as Chambers (Class B1).
WITHDRAWN 21-02-2007 Withdrawn Decision

LS9704519 9 Old Square, London WC2A 3SR Internal alterations at 1st floor level involving demolition of walls and the erection of glass partitions and doors; as shown on drawing numbers SU 1340-01, 365/2/1.
FINAL DECISION 06-06-1997 Refuse Listed Building Consent

4.0 THE PROPOSALS

The proposal is to carry out some internal alterations to the ground floor, north side of 9 Old Square, presently in use as barrister's chambers for Enterprise Chambers as follows:

INSTALLATION OF GLAZED DOORS

The existing stud wall infill to the walls to Offices 1 and 4 on the corridor side, are to be carefully removed, returning the opening back to its original size. Existing doors GD-06 and GD-07 including the panelled linings to the reveals and heads, the architraves and plinth blocks are to be removed.

The skirtings and dado rails will also be removed.

A new painted timber framed glazed folding double doors with a hinged leaf as per drawing 8319-210P is to be installed to the Conference Room. The opening to the Reception will have no doors installed. New painted panelled linings to the reveals and head to match the existing are to be installed. New architrave and plinth block to match the existing are to be installed to the door and opening. The existing cut back skirtings and dado rails are to be made good and decorated. Office 1 is to be converted into a Reception and Office 4 into a Conference Room hence the need to be able to open them up to improve their functionality.

INSTALLATION OF TEA POINT

The creation of the tea point is an essential amenity for the proper functioning of the Chambers.

The existing toilet lobby is to be converted into a tea point. Existing door GD-04 including the panelled lining to the reveals will be carefully removed. A new timber framed stud wall, consisting of 2No. layers of 12.5mm Gypsum plasterboard either side of 89x38mm timber studs at 600mm centres is to be installed in the location of the existing door to form the tea point enclosure. Existing door GD-03 is to be retained as access into the new tea point. The existing wash hand basin will be relocated into the toilet enclosure. A new waste connection will be installed to connect the new sink to the existing waste discharge. The existing vinyl flooring will be removed, and new porcelain tiles installed.

ALTERATION TO TOILET

Existing door GD-11 currently locked and sealed, will be re-instated to form the new access into the toilet. The existing plasterboard lining to the rear of the door is to be removed. The existing skirting and dado rail will be extended onto the new stud partition wall. This door will be fitted with a new handle and lock to match the existing on door GD-04. The relocated

wash hand basin will be connected to the existing waste discharge. The existing vinyl flooring will be removed, and new porcelain tiles installed.

OTHER WORKS

Existing door DG-05 is to be removed and relocated into the existing opening to form door DG-12. Door lining to be made good and decorated.

The existing dropped ceiling to Lobby 4 is to be carefully removed to expose the concealed vaulted ceiling above. The exposed walls, cornices and vaulted ceiling to be made good and decorated.

5.0 EFFECT OF WORKS ON BUILDING FABRIC

None of the proposed works will have any detrimental or irreversible effect on the fabric of this Grade II listed building. No heritage assets will be lost as a result of these works.

The removal of the existing stud wall infill to the walls will only return those openings to their original structural openings. There will be no removal of any structural or masonry walls. The design of the new timber framed folding/hinged doors are in keeping with the existing door design and will blend in with the character of the building whilst creating a more open and attractive space.

The creation of the tea point and new toilet enclosure does not involve any structural alterations and adds a much-needed amenity to this Chambers.

All existing cornices, dado rails, architraves, plinth blocks and skirtings are to be retained. Where new works require any of these elements to be altered, they will be re-instated, repaired or replaced to match the existing.

Every effort will be made in the execution of these works, to ensure that the fabric of this building is not adversely affected.

APPENDIX A – PHOTOGRAPHIC SCHEDULE



FIG. 1 – DOOR GD-04 TO TOILET. DOOR AND LINING TO BE REMOVED AND INFILLED



FIG.2 – LOBBY 2 SHOWING WALLS TO OFFICES 1 AND 4 TO BE REMOVED



FIG.3 – EXISTING SIX PANELLED DOOR GD-06 AND LINING TO BE REMOVED



FIG.4 – DOOR DG-03 AND LINING TO BE RETAINED. WASH HAND BASIN TO BE RELOCATED



FIG.5 – CRACK LINE IN WALL SHOWING EVIDENCE OF LINE OF ORIGINAL STRUCTURAL OPENING



FIG.6 – DROPPED CEILING IN LOBBY 4 TO BE REMOVED AND EXISTING CONCEALED VAULTED CEILING TO BE RE-INSTATED



FIG.7 – EXISTING DOOR GD-11 TO BE RE-INSTATED AS ACCESS TO TOILET