

## **19 Lincoln's Inn Fields, London, WC2A 3ED**

### **Design & Access Statement**

The proposed works include forming a single width door opening through the party wall between no. 19 (*Grade II listed*) and no. 20 Lincoln's Inn Fields (*not listed*), London, WC2A 3ED. The numbering of floor levels within no. 19 differs to that of no. 20 (due to half-floors being counted within no. 19), therefore the proposed opening is at 8<sup>th</sup> floor, no. 19 and 4<sup>th</sup> floor, no. 20.

Both buildings are occupied by the applicant, Brunswick Group LLP, and the purpose of the proposed works are to improve the circulation between the buildings for their use as office accommodation. The Brunswick Group's landlord is the freeholder of both no. 19 and no. 20, and has been notified of the proposed works, which will be subject to a Licence for Alterations.

There are existing openings through the same party wall at various locations to the lower levels, which were made historically to improve circulation between the two buildings. Currently though, anyone working within the higher levels need to travel down to a lower floor in order to cross over to the other side and rise back up. The applicant is seeking to form this door opening to avoid a protracted route for their staff and facilitate more fluid circulation within the office. Whilst level access is not possible with the proposed works, both buildings have DDA accessible lifts which provide access onto each floor.

During our investigations we have established that the proposed location of the new doorway was in fact previously an opening through between the buildings, which has since been blocked up and boarded over. We have had a pilot hole drilled through the blockwork in this location and can confirm that this infill consists of a single layer of modern blockwork. The proposed works would therefore be to remove this blockwork in its entirety to reinstate the previous opening without any loss of historic fabric.

Due to the differing floor levels within the two buildings a small flight of stairs will be required. The location for these will be on the side of no. 20, which is not a listed building.

Please refer to the supporting photographs included within this application, numbered as follows:

- Photo 1** Front elevation of no. 19 & 20 Lincoln's Inn Fields within indicative floor levels marked in red.
- Photo 2** Shows the location of the proposed door opening (on no. 19 side). The previous door and frame can be seen sealed in-situ. The infill blockwork is visible behind.
- Photo 3** Shows a similar opening through the party wall (looking towards no. 20 from no. 19) to demonstrate how the proposed opening will be finished and will operate.
- Photo 4** Shows the view within no. 20 of the proposed door location and an indicative line showing the floor level of no. 19 next door.
- Photo 5** Shows a similar opening through the party wall on one of the lower floors (looking towards no. 19) to demonstrate how the proposed opening will be finished and will operate.
- Photo 6 & 7** Show the void behind the old door and the infill blockwork which has been constructed within the previous opening.