

DESIGN AND ACCESS STATEMENT

This Design and Access Statement accompanies the Listed Building Consent application for minor internal refurbishment works, first floor, 3 New Square, Lincoln's Inn.

1.0 Introduction and general description

2.0 Planning history

3.0 Proposals and design intentions

4.0 Access

5.0 Conclusion

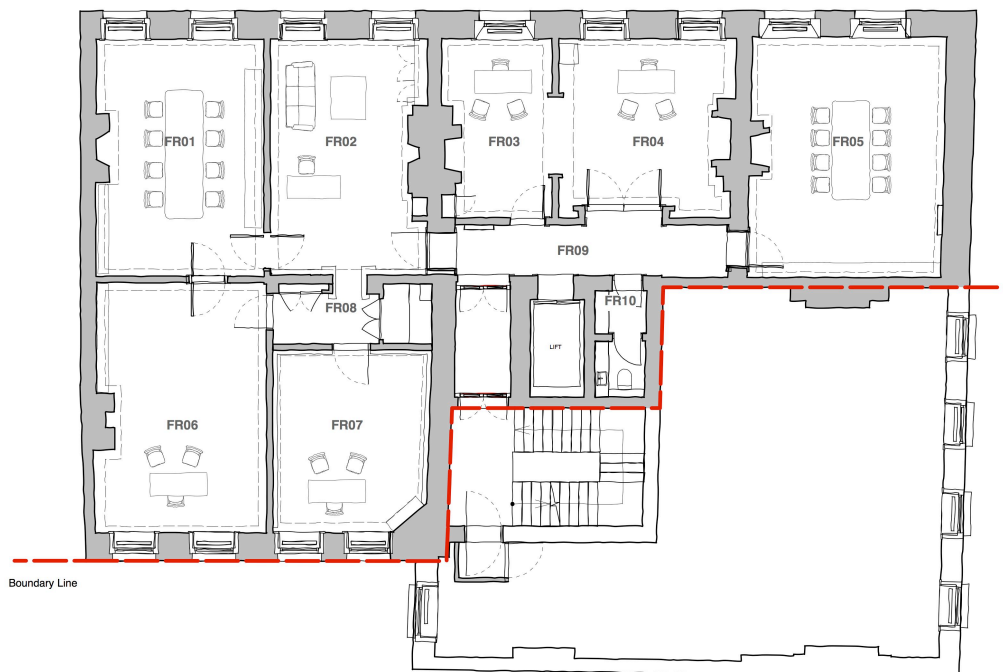
Appendix A

Pre-App advice from Camden Council: Letter dated 10 January 2020, Ref 2019/6034/PRE

1.0 Introduction

- 1.1 3 New Square is a grade II* listed purpose built Chambers, forming part of the development of New Square, Lincoln's Inn. 3 New Square is situated to the south east corner of the square and dates from the late 17th Century.
- 1.2 The property has been used throughout its life as offices for Chambers. The exterior of the building is generally complete and has been little changed. The exterior has much original fabric and 3 New Square is an integral part of the larger development of New Square. There are no proposals to alter the exterior appearance of the building or intervene in the fabric or structure. The accompanying Listed Building Consent application is for minor alteration work to part of the first floor accommodation only at 3 New Square.
- 1.3 The full List Description and a brief history of the first floor of 3 New Square can be read in the Heritage Statement accompanying this Listed Building Consent application.
- 1.4 The general plan of most of the rooms on the first floor at 3 New Square appears to retain the original configuration. The building has undergone several phases of alteration and refurbishment, most notably recently in 1994, and there has inevitably been some loss and replacement of historic fabric.
- 1.5 This application seeks approval for limited interior refurbishment works to the offices at first floor level at 3 New Square. The proposed minor alterations have been carefully judged and have been kept to a minimum to accompany redecoration of the office spaces. The scope and schedule of the proposed works is set out in the Heritage Statement. The impact of the proposals on the historic asset has been carefully considered, and analysed and assessed in the accompanying Heritage Statement.

FIG 01: First Floor Plan of 3 New Square



2.0 Planning history

- 2.1 The proposed works contained within this application are limited to part of the first floor of 3 New Square. The proposed works are the last phase of work for the redecoration and refurbishment of the offices.

2.2 Recent Planning issues and previous application

A scheme of works was undertaken in 2018 to refurbish the offices on all floors of 3 New Square. The works to the second and third floor were carried out without Listed Building Consent. An Enforcement Notice dated 14th January 2019 was issued and rectification works were agreed and carried out. This work affected the upper second and third floors of 3 New Square and the offices at these levels. A letter confirming that a site inspection took place on 1st April 2019 and that the Enforcement Notice had been complied with was issued on 14th November 2019 (ref EN19/0941).

- 2.3 A Listed Building Consent application to carry out amendments to the first floor was submitted (application ref: 2018/4598/L). This application was rejected; see Decision Notice dated 19 November 2018.

- 2.4 In November 2019, Butler Hegarty Architects was appointed to help derive an acceptable scheme for refurbishment of the first floor offices to 3 New Square. The new scheme was prepared knowing that enforcement action had been taken and Listed Building Consent application for that earlier proposal had been rejected.

Pre-Application advice was sought, and revised proposals for refurbishment of the first floor offices were submitted. A pre-application site visit and discussion was held with the conservation officers. Generally, the revised proposals were modest and avoided changes to the plan layout of the offices. The proposals included replacement of electrical and mechanical services of the offices and a number of other fabric alterations, including the removal of large bookcases fitted in the late 20th century to two of the rooms.

Generally, the Pre-App advice was positive and the scheme, in principle, was considered acceptable (see accompanying Pre-App written advice Appendix 1). The general advice from the office was as follows:

“ The proposals are modest and seek to improve the existing office accommodation whilst retaining the historic character of the building. The works have been carefully considered to ensure the legibility of the historic floor plan remains intact and also to minimise impact on historic fabric. As discussed on site, details of the proposed servicing should be submitted with the application. Aside from this, having visited site, I am of the view that the principle of the proposed works is acceptable and would cause no harm to the special architectural or historic interest of the listed building or the character and appearance of the wider conservation area, in compliance with Camden’s Local Plan Policy D2”.

(Letter dated 10 January 2020, ref 2019/6034/PRE)

- 2.5 The accompanying LBC application is a reduced version of the proposal submitted and discussed in Pre-App, with fewer interventions or alterations to the existing fabric of the building. The current proposals do not include the upgrade of the services discussed at Pre-App and generally, all services will be retained as existing, except the replacement

of some light fittings and three new 13 amp proposed sockets, as shown on the drawings and listed in the Schedule of Works.

3.0 Proposals

3.1 The proposed works at 3 New Square affect only part of the first floor Chambers and are modest, aiming to complete the refurbishment and redecoration programme.

An outline schedule of proposed works can be summarised as follows:

3.2 This outline schedule of proposed works below should be read in conjunction with Item 5.1 'Proposed Alterations and Impact Schedule' in the Heritage Statement, accompanying this application. The schedule of proposed works above should also be read in conjunction with the drawings listed and included with the accompanying Listed Building Consent application.

3.3 The design aim of the proposed works is to carry out minimal works to refurbish the first floor accommodation prior to re-decorations. The works' primary aim can be summarized as follows:

- The removal of two large bookcases that were late 20th additions to the building, and making good of existing fabric.
- The removal of a late 20th century, post modern interpretation of Georgian design forming a panelled and mirrored wall and door case in room FR02 (see drawings Sk04, Sk24, Sk25, Su10, Su22).
- The works will include upgrading of existing WC room FR10 (see drawings Sk17 and Su25) and kitchen provision FR08 (see drawing Sk18).

The accompanying Heritage Statement assesses the impact of the proposal. We believe that these alterations are limited and carefully judged, and do not adversely affect the heritage asset.

Room No.	Proposed Works	Please see Drawing No.
FR01	Remove existing bookcase	0721019/Sk22, Sk23, Su20, Su21
	Make good lime plaster surfaces to match existing	0721019/S22, Sk23
	Splice in damaged dado rail and skirting board, profiled to match existing	0721019/Sk22, Sk23
	Revise electrical system (install 1 double socket in location shown)	0721019/Sk23
	New light fittings	0721019/Sk22, Sk11, Su20
	Provide new radiator covers under 2no. existing windows	Nicola Lovell Design
FR02	Replace mock-Georgian architrave/doorcase and door lining, dado, dado rail, skirting board, panelling and mirrors as shown on drawings Su10 and Su22. Replace with new architrave, cornice, dado, dado rail and skirting board to match original design in rest of room (see drawings Sk04, Sk24 and Sk25) Including new timber dado and lime plaster on lathing to reform wall to match rest of room.	0721019/Sk04, Sk24, Sk25, Su10, Su22
	New light fittings	0721019/Sk04, Sk11, Su10
	Revise electrical system (install New 2No double socket, IT outlets and lights switches in location shown on drawing Sk24)	0721019/Sk24
	Provide new radiator covers under 2 no existing windows	Nicola Lovell Design
FR03	New light fittings	0721019/Sk10, Sk11, Su18
	Provide new radiator covers under existing window	Nicola Lovell Design
FR04	Remove freestanding bookcase	0721019/Sk06, Su19
	New light fittings	0721019/Sk06, Sk11, Su19
FR05	Remove existing bookcase	0721019/Sk21, Sk26, Su23, Su24
	Make good lime plaster surfaces to match existing	0721019/Sk21, Sk26, Su23, Su24
	Splice in damaged dado rail and skirting board, profiled to match existing	0721019/Sk21, Sk26, Su23, Su24
FR08	New joinery to kitchenette	0721019/Sk18
	Overhaul and repair panelled cupboard doors	0721019/Sk18 (Section B-B)
	New Light fitting	0721019/Sk11
FR10	Replace bathroom fittings and joinery to new layout	0721019/Sk17 and Su25
	Remove existing stud wall and door between WC and basin	Wall shown on 0721019/Su25
	Replace suspended ceiling	0721019/Sk17
	New Light fitting	

4.0 Access

The proposals will have no impact on the existing access arrangements at 3 New Square.

5.0 Conclusions

- 5.1 The proposed alterations detailed in this application have been carefully designed to limit the impact on the historic asset of the proposed work to refurbishment of the first floor offices at 3 New Square.
- 5.2 It is recognised that there will be some minor interventions and possible loss of fabric in order to carry out the proposed works. However, the proposals have been carefully assessed in the accompanying Heritage Statement and judged to have a neutral impact overall on the historic asset.
- 5.3 The accompanying Listed Building Consent application includes substantially less work than discussed in Pre-App, and it is noted that the conservation officer's view of the considerably more expansive proposals contained in the Pre-App was:
"... that the principle of the proposed works is acceptable and would cause no harm to the special architectural or historic interest of the listed building or the character and appearance of the wider conservation area, in compliance with Camden's Local Plan Policy D2".
- 5.4 The impact of the proposals are limited and have been carefully considered in the special interest of this grade II* listed building. We therefore recommend approval of this Listed Building Consent application.

Appendix A

Pre-app advice from Camden Council; Letter dated 10 January 2020, Ref 2019/6034/PRE

Date: 10th January 2020
Our Ref: 2019/6034/PRE
Contact: Elizabeth Martin

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Dear Mr. Butler,

**Re. Planning Pre-application advice meeting ref. 2019/6034/PRE.
3 New Square London WC2A 3RS**

I refer to our pre-application meeting held on 8th January 2020 regarding the above pre-application submission. Please find below comments on the submitted proposal:

Context

3 New Square forms one of 11 brown brick chambers with red brick dressings and stucco basements, dating from 1690-97. The group of buildings are Grade II* listed and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares. The proposed works seek to make minor internal alterations at first floor to facilitate refurbishment works. The proposed works follow a refused application in 2018 (2018/4598/L) and a subsequent enforcement notice.

Relevant Policy:

National Planning Policy Framework 2012

Chapter 7- Requiring good design (paragraphs 56-61, 66).
Chapter 12- Conserving and enhancing the historic environment (paragraphs 128, 134, 138).

The London Plan March 2016

Policy 7.4- Local character.

Policy 7.6- Architecture.
Policy 7.8 Heritage assets and archaeology.

Camden Local Plan 2017

A1- Managing the Impact of Development.
D1- Design.
D2- Heritage.

Supplementary Planning Guidance

CPG1 Design (2019).
Bloomsbury Conservation Area Statement

Comments

General Comments

The proposals are modest and seek to improve the existing office accommodation whilst retaining the historic character of the building. The works have been carefully considered to ensure the legibility of the historic floorplan remains intact and also to minimise impact on historic fabric. As discussed on site, details of the proposed servicing should be submitted with the application. Aside from this, having visited site, I am of the view that the principle of the proposed works is acceptable and would cause no harm to the special architectural or historic interest of the listed building or the character and appearance of the wider conservation area, in compliance with Camden's Local Plan Policy D2.

I hope the feedback given on the scheme has been useful. This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

If you have any queries about the above letter please do not hesitate to get in touch.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Elizabeth Martin
Senior Planning Officer (Conservation)
London Borough of Camden

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