

HERITAGE STATEMENT

This Heritage Statement accompanies the Listed Building Consent Application for minor internal refurbishment works, first floor, **3 New Square, Lincoln's Inn.**

- 1.0 Introduction, List Description and Brief History**
- 2.0 Policy and Guidance**
- 3.0 Historic Fabric and Condition**
- 4.0 Heritage Significance**
- 5.0 Proposals and Impact Assessment**
- 6.0 Conclusions**

**3 New Square First Floor Refurbishments
Heritage Statement****June 2020****1.0 Introduction**

- 1.1 Dating from the late 17th century, 3 New Square is at the internal corner of a U shaped terrace of purpose built buildings for chambers at Lincoln's Inn. The building is grade II* listed (list entry below) and is in the south east corner. The first floor offices are entered off an entrance, from a public staircase shared with other floors and areas used by other chambers.
- 1.2 The proposals contained within this Listed Building Consent application relate only to the interior works to the first floor office accommodation, and describe minor internal refurbishment works that will be carried out prior to a redecoration scheme.
- 1.3 The List Description for 3 New Square is as follows:

*List Description***NUMBERS 1-11 AND ATTACHED RAILINGS***Overview**Heritage Category:* Listed Building*Grade:* II**List Entry Number:* 1379303*Date first listed:* 24-Oct-1951*Statutory Address:* NUMBERS 1-11 AND ATTACHED RAILINGS, 1-11, NEW SQUARE*The building or site itself may lie within the boundary of more than one authority.**County:* Greater London Authority*District:* Camden (London Borough)*National Grid Reference:***TQ 30999 81260***Details***CAMDEN****TQ3081SE LINCOLN'S INN 798-1/106/1027 (East side) 24/10/51 Nos.1-11 (consec)
New Square and attached railings****GV II***

11 chambers. c1690-97. By Dr Nicholas Barbon. For Henry Vincent, Lord Chandos of Sudeley. The form of New Square established 1682 and foundations probably dug 1685 by Henry Serle, with whom Barbon had been involved through the former's partner, Robert Clerke, but who died in 1690. Brown brick with red brick dressings, basements now stuccoed. Slated roofs behind parapets. EXTERIOR: 4 storeys and basements, the top storey being added in C18. Stone, architraved doorcases with pulvinated frieze, console-bracketed cornice and curved, broken pediment with ball in centre, with the exception of No. 10 with a triangular pediment and No. 11 without a ball. No. 1: red brick bands at 1st and 2nd floor levels; 3rd floor with multi-coloured stock brick band. 9 windows. Gauged red brick flat arches to slightly recessed sash windows most with exposed boxing and most with C18 glazing bars. Ground and some 1st floor windows with shutters. Some 1st and 2nd floor windows with C19 blind boxes. On left return, a stone tablet set up by John Greene, Treasurer of Lincoln's Inn in 1693, inscribed "This wall is built upon the ground of Lincoln's Inne. No windows are to be broken out without leave". INTERIOR: with original panelling to the hall and some of the rooms. Original dog-leg stair with turned balusters and square reveals. No.2: red brick band at 2nd floor level. 9 windows. Gauged red brick segmental arches to slightly

**3 New Square First Floor Refurbishments
Heritage Statement**

June 2020

recessed sash windows. Ground floor and 5 windows of 1st floor with shutters. INTERIOR: with some panelling. Round iron balusters to stone stairs. RCHM (West London) suggests that No.2 was rebuilt during the C18 and C19. No.3: brick band at 1st floor level. 4 windows and 1 window on right hand forward return. Gauged red brick flat arches to flush frame sash windows with exposed boxing. Shutters to 3 ground floor windows. INTERIOR: round iron balusters to stone stairs. No.4: 3rd floor partly rebuilt in yellow stock brick. 4 windows and attic dormers. Ground floor with door to right and to left the Back Gate to Carey Street. 4 centred arch to New Square with grotesque keystone, carved brackets supporting broken segmental pediment with scrolls at sides. Above, 2 segmental pedimented enriched panels with coats-of-arms dated 1697 of De Lacy and Serle. The back gate originally consisted of a carriage-way and 2 flanking pedestrian passages. The footways were converted into shops c1843. Each footway of 4 bays with pilasters carrying groined vault. Shop fronts in bays with large panes. The 4-centred arch to Carey Street is flanked by panelled Doric pilasters with cornice, broken scroll pediment and elaborately panelled gates. Both arches are of painted cement. Below arches at both ends of the passage, C19 lamps of Nico type supported by scroll work. INTERIOR: altered; turned balusters and square newels to dog leg stair with closed string. No.5: brick bands at 1st and 2nd floor. 4 bays of the 3rd floor stuccoed with architraved sashes and a cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.6: brick bands at 1st and 2nd floor. 6 bays of the 3rd floor stuccoed with architraved sashes and a rudimentary cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.7: brick bands at 1st and 2nd floor. On return, 3rd floor moulded brick band. 3 1/2 bays of 3rd floor stuccoed with architraved sashes and a rudimentary cornice. Rest of 3rd floor partly rebuilt. 4 windows and 1 window to right hand forward return. Gauged red brick flat arches to flush framed sashes. INTERIOR: turned balusters and square reveals to dog leg stairs. No.8: moulded brick band to 2 left hand 3rd floor bays. Centre bays, 3rd and 4th floor yellow stock brick with red brick dressings. 11 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.9: brick bands at 1st, 2nd and 3rd floor levels. 4th storey in yellow stock brick. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.10: frontage rebuilt after a fire in 1752 and partly re-faced and re-roofed c1951 after war damage. Yellow stock brick. Stone bands at ground and 1st floor level. Stone 1st floor sill band and stone bracketed cornice at 3rd floor level. 9 windows. Flat brick arches to recessed sashes. 3 formers form central roof line feature with central window in arched recess with pediment. INTERIOR: dog leg stair with square iron balusters. No.11: frontage partly re-faced and re-roofed c1951 after war damage. Red brick with plain brick band at 1st floor level and moulded brick band at 2nd floor. Tiled roof with dormers. 3 storeys, basement and attic. 8 windows. Gauged red brick flat arches to flush frame sashes with exposed boxing. At 1st floor level a carved and inscribed plaque dated 1691; also date plaques inscribed DSC 1693, FSG 1787 and TS 1951. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn finials.

HISTORICAL NOTE: New Square is important as a very well preserved and early example of a set of early legal chambers, remarkably spacious and with good panelled interiors not seen. It is also one of the most complete surviving C17 set pieces in London.

Listing NGR: TQ3103581324

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

3 New Square First Floor Refurbishments Heritage Statement

June 2020

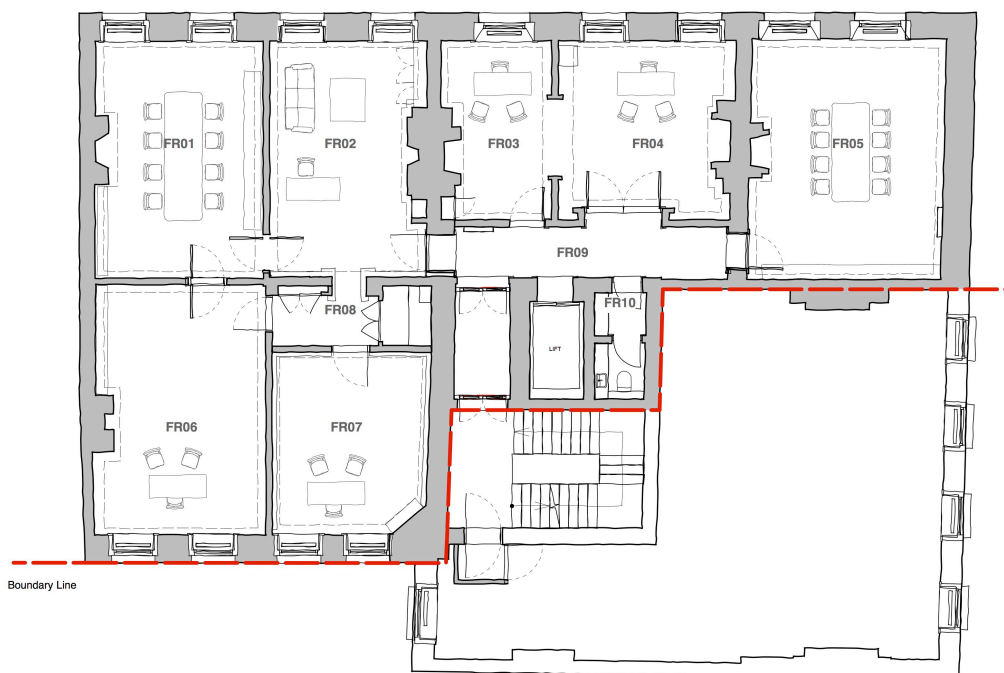
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*Legacy System:**LBS**Legal*

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

- 1.4 The List Description relates to the whole development of New Square, and while 3 New Square is mentioned and clearly contributes and is significant to the development, the List Description, as might be expected, is limited in detail about the first floor accommodation at 3 New Square.
- 1.5 The first floor of 3 New Square has been in continuous use as Chambers since its construction. The first floor rooms at 3 New Square are slightly higher status than those on other stories within 3 New Square. The floor to ceiling heights at first floor level is larger and more attention is paid to the interior details. The rooms, nevertheless, are functional and relatively plain generally, with flat timber panel dados, dado rail, skirtings and plastered walls with run plaster cornices. Windows are set flush with the brickwork, and generally have shutters with under cill apron panels.
- 1.6 There have been some alterations and loss of historic fabric, although the basic room arrangement and layout of the first floor at 3 New Square appears to be coherent, and most rooms retain their original plan form. The building was extensively refurbished in 1994 with inserted floor beams to strengthen the floors spanning from the external walls onto a new brick central core forming an enclosure for the installation of lift servicing between ground level to third floor.
- 1.7 The 1st floor offices at 3 New Square are shown on the existing floor plan below.



**3 New Square First Floor Refurbishments
Heritage Statement****June 2020****2.0 Policy and Guidance**

- 2.1 In assessing the potential acceptability of these works, Butler Hegarty Architects have consulted the following policies and guidance:
- The relevant policies contained in Section 12 of The National Planning Policy Framework of March 2012.
 - The relevant guidance contained in PPS 5 *Planning for the Historic Environment: Historic Environment Planning Practice Guide* of March, 2010
 - BS 7913:2103 Guide to the Conservation of Historic Buildings
 - The Burra Charter (Australia ICOMOS, 1984)
 - The relevant guidance contained in Historic England's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, of April, 2008
 - Historic England's *Historic Environment Good Practice Advice in Planning Note 2 (GPA2): Managing significance in decision-taking in the Historic Environment*, March 2015, 2nd ed. July 2015
 - Historic England's *Historic Environment Good Practice Advice in Planning Note 3 (GPA3): The Setting of Heritage Assets*, March 2015, 2nd ed. December 2017
 - Welwyn Hatfield District Plan 2005
- 2.2 In addition to general policy and guidance, an early version of the proposals for refurbishment of the first floor offices at 3 New Square was prepared, and pre-app advice was sought from London Borough of Camden. The proposals discussed were more extensive than those include in the accompanying application, and entailed the replacement of all services throughout the first floor offices, and some heritage gains. The Applicant has decided not to pursue such an extensive refit of the building and the current application is considerably reduced both in terms of scope of work and impact on the historic asset.
- 2.3 During the pre-app consultation, a Conservation Officer from the London Borough of Camden visited site and provide written comment on the proposal discussed. The pre-app advice dated 10 January 2020 is included in the Appendix to the Design and Access Statement. Notably, the advice for the more extensive proposals discussed in pre-app 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 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".

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

**3 New Square First Floor Refurbishments
Heritage Statement**

June 2020

3.0 Historic Fabric and Condition**3.1** The accompanying Listed Building Consent application only relates to the interior of part of the first floor of 3 New Square, as shown on the plan (see figure 1 above).

The surviving historic fabric at 3 New Square dates from the first build in the late 17th Century. Subsequent renovation works that have taken place in the intervening years, and most recently in the late C20th when the offices were substantially refurbished, have inevitably resulted in the loss and removal of historic fabric in some areas. The key areas affected by the proposed alterations contained within this application are:

- FR01 Removal of inserted bookcase
- FR02 Removal of late C20th doorcase and reconstruction of wall and opening to match rest of room.
- FR05 Removal of inserted bookcase
- FR08 Replacement of 20th century kitchen
- FR10 Refit of WC

The nature and condition of the built fabric to these areas has been analysed carefully in the preparation of the proposals. Generally, the building is in use and while cluttered, the fabric in all the rooms is in good condition. The exception is room FR05, which has been empty and out of use for some time, and the large book case and some finishes are shabby or have been slightly damaged where fixtures and furniture have been removed.

3.2 General Arrangement

3.2.1 Rooms FR01, FR002, FR04, FR05 and FR06 are significant rooms in the floor plan of the offices. These rooms have a dado formed of horizontal timber boards, profiled skirting and dado rails. Above the dado the walls are plaster with run cornices. There are two windows to each room. The windows are box sashes set to the front plane of the wall, forming deep reveals with square set shutters above dado level and apron panel boarding under the cills, which have had large applied cill boards added. The door openings have two part architraves and 6 panel doors. Each room contains a fireplace, although the surrounds are of a variety of dates and styles.

3.2.2 Room FR02. The wall between FR02 and the corridor to FR08 has been replaced with a late C20th postmodern interpretation of Georgian architecture, including an elaborate timber doorcase entry and panelling and tinted mirror panels (see photo 01 below). This inserted fabric detracts from the humble and simple arrangement in the room and the rest of the first floor offices. The door D03 into room FR02 has been replaced with a C20th half glazed door.

3.2.3 Room FR03 has a high dado formed with a large and smaller square edge panel with a profile section capping (approx. 1200 high). The door D04 has been replaced with C20th half glazed door. It should be noted that Room FR03 has one window (W05), and shutters and the lining have been modified, shutters removed and replaced with splayed boards. The wall between rooms FR03 and FR04 has been modified and a large opening formed between the two rooms. This room is smaller than other rooms at this level of the building and its relationship to the entrance of the stairwell suggests that this was originally perhaps a vestibule, and a slightly less important space than other space at this level in the building.

3.2.4 Room FR04 door D05 has been replaced with a pair of half glazed C20th double doors in a new door lining.

**3 New Square First Floor Refurbishments
Heritage Statement****June 2020**

Photo 01 Room FR02. The wall between FR02 and corridor to FR08 has been replaced with a late C20th postmodern interpretation of Georgian architecture, including an elaborate timber doorcase entry and panelling and tinted mirror panels.

3.2.5 Room FR05. Windows, shutters and linings to both windows (W08 and W09) have been modified, shutters removed and replaced with splayed boards. The room also has a picture rail.

3.2.6 Room FR07 has a high dado formed with a large and smaller square edge panel with a simple bead top (approx. 1200 high). The chimney breast in Room FR07 is splayed and its humble timber surround, overmantle and slips are likely to be original. Room FR07 has two windows (W12 and W13). Each has a box sash set to the front plane of the wall forming deep reveals with square set shutters above dado level and an apron panel boarding under the cills, which have had large cill boards applied. The wall on either side and between the windows has a low dado formed of horizontal timber boards, profiled skirting and dado rails, which suggests that the high dado to other walls in the room is an alteration, perhaps added with the picture rail in the C19th.

3.2.7 Rooms FR08 and FR10. All the built fabric in the cloakroom/WC area FR10 and kitchenette FR08 dates from the restoration that took place in the 1990s, when the offices were last extensively refurbished. The cupboards and boxing in the corridor adjacent to FR8 is all fabric and material that was installed as part of the C20th refurbishment.

**3 New Square First Floor Refurbishments
Heritage Statement****June 2020****4.0 Heritage Significance**

- 4.1 The significance of the first floor rooms within 3 New Square that form the accompanying Listed Building Consent application has been carefully considered in the process of formulating this Heritage Statement, impact assessment and subsequent proposals. This assessment has been made in line with Historic England's guidance contained within *Conservation Principles and Practice, 2008*.
- 4.2 It is evident that the most significant aspect of 3 New Square is the contribution it makes to the late C17th development of Lincoln's Inn New Square. The proposals within this Listed Building Consent application are very modest and only affect part of the first floor of 3 New Square. It is challenging to make a full assessment of the significance of 3 New Square in this context and while only focusing on one aspect of the building. Nevertheless, there are no proposals to alter the external appearance, the historic use as Chambers offices, nor to change the surviving first floor plan. Thus, the primary elements that contribute most significantly to 3 New Square in terms of its Evidential, Historic, Aesthetic and Communal values, remain unchanged by the proposals in the accompany application.
- 4.3 **First Floor Significance**
In assess the significance of the first floor, Section 3 above describes and lists the surviving interior. The extant floor plan and its accommodation have undergone some alterations, most recently during the late 20th century refurbishment. The precise nature of the original floor plan is open to interpretation. However most of the existing rooms are complete and have not been subdivided or changed. The first floor is of slightly higher status than other storeys within 3 New Square. The first floor plan arrangement at 3 New Square is therefore of High Significance as it demonstrates Evidential, Historical value and makes a contribution to the Aesthetic value of 3 New Square. There are no proposals to change the existing first floor plan arrangements within the accompany application.
- 4.4 **Surviving historic fabric, first floor, 3 New Square**
The surviving historic fabric in each room is described above in Section 3. Generally, it can be said that there is a relatively large amount of surviving historic fabric within the first floor at 3 New Square. However, the Chambers have remained working offices, and over time there have been changes and loss of historic fabric. The late C20th alterations were invasive, and in places have been detrimental to the heritage asset. Nevertheless, the relatively humble and modest nature of the principal office room at first floor level at 3 New Square can still be discerned. The extant historic fabric and elements such as windows, shutters, dado, dado rail, cornices, doors, architrave and lining, and chimney pieces, all contribute to the significance of 3 New Square. This historic fabric is of medium significance and demonstrates and contributes to the Evidential, Historical and Aesthetic value of 3 New Square.
- 4.5 **Later fabric and alterations to the First Floor 3 New Square**
It is apparent that alterations made to the original fabric forming the first floor, 3 New Square has been driven by pragmatics rather than historical events or a coherent aesthetic desire. The installation of C20th electrical and mechanical services has generally been detrimental to the historic fabric of the building, although it is recognized that they are a necessity for the ongoing function of the building as Chambers. The services have been regularly updated and are of no historical interest. Later fabric and alterations to the first floor at 3 New Square has been limited in terms of their cultural significance and have only incidental Evidential value. It has therefore been assessed that later alterations to the fabric is of Low or Neutral significance and at times they have been detrimental to the heritage asset

**3 New Square First Floor Refurbishments
Heritage Statement****June 2020****5.0 Proposals and Impact Schedule**

5.1 The proposals accompanying this application have been subject to careful consideration so as to conserve the historic nature of 3 New Square. Below is set out an elemental analysis of the works, identifying the significance of each element, the proposed alterations, if any, and the resultant impact on the heritage asset. Generally the aim of the proposals in the accompanying Listed Building Consent application has been to focus all changes on later altered fabric and therefore the impact of the proposals within the application is limited to fabric that has Low or Neutral significance or is detrimental to the Heritage Asset.

5.2 Summary of observations on the impact of the proposed work and alterations

5.2.1 From the above table it is apparent that the majority of the proposed works have a low or neutral impact on the heritage asset. The works affect a relatively small area of the first floor at 3 New Square. The alterations have been carefully considered to only affect later alterations and C20th fabric. The proposals can be seen as a considerable improvement on the scheme discussed in Pre-App, and it can clearly be argued that the alterations proposed in this application can be construed as a heritage gain.

5.2.2 In summary, it is judged that the proposed works to the first floor of New Square will have a minimal impact on the heritage asset. The proposals do not result in the loss of any historic fabric, and do not change the character or affect the significance of the building.

3 New Square: Schedule of Proposed Works and the Impact on the Building						
Room No.	Proposed Works	Please see Drawing No.	Comment	Significance of element within room	Impact of works	Notes
FR01	Remove existing bookcase	0721019/Sk22, Sk23, Su20, Su21	Remove fixed large bookcase installed during late C20th work	Neutral	Positive	The removal of the bookcase returns the room to its original form and is a heritage benefit
	Make good lime plaster surfaces to match existing	0721019/Sk22, Sk23	Make good plaster surface damaged by removal of bookcase	Medium (2)	Positive	Like for like repair of historic fabric is a heritage benefit
	Splice in damaged dado rail and skirting board, profiled to match existing	0721019/Sk22, Sk23	Make good skirting boards damaged by removal of bookcase	Medium (2)	Positive	Like for like repair of historic fabric is a heritage benefit
	Revise electrical system (install 1double socket in location shown)	0721019/Sk23	Relocation of one 13amp socket from removed bookcase to skirting to match others in room	Low (1)	Low	The socket is currently located in the bookcase.
	New light fittings	0721019/Sk22, Sk11, Su20	The existing light fittings are late C20th design. The replace fitting have been chosen to have a low visual impact	Detrimental (-2)	Neutral	
	Provide new radiator covers under existing windows	Nicola Lovell Design	These covers have been design to have minimal impact upon the fabric can be removed and will improve the appearance of the existing radiators	Low	Neutral	
FR02	Replace mock-Georgian architrave/doorcase and door lining, dado, dado rail, skirting board, paneling and mirrors as shown on drawing SU10and Su22. Replace with new architrave, cornice, dado, dado rail and skirting board to match original design in rest of room (see drawings Sk04 Sk05 and Sk25)	0721019/Sk04, Sk24, Sk25, Su10, Su22	The proposed work is to one elevation of the room. The paneling to this wall is late C20th post modern design which is detrimental to the coherence of the room	Detrimental (-3)	Positive	The replacement of the mock Georgian door case will be a major Heritage gain. The replace door lining, dado, dado rail and skirting are to match existing with the room
	New light fittings	0721019/Sk04, Sk11, Su10	The existing light fittings are late C20th design. The replace fitting have been chosen to have a low visual impact	Detrimental (-2)	Neutral	
	Revise electrical system (install New 2No double socket, IT outlets and lights switches in location shown on drawing Sk24)	0721019/Sk24	These new fitting replace the fitting currently on the wall	Detrimental (0)	Neutral	
	Provide new radiator covers under existing windows	Nicola Lovell Design	These covers have been design to have minimal impact upon the fabric can be removed and will improve the appearance of the existing radiators	Low	Neutral	

FR03	New light fittings	0721019/Sk10, Sk11, Su18	The existing light fittings are late C20th design. The replace fitting have been chosen to have a low visual impact	Detrimental (-2)	Neutral	
	Provide new radiator covers under existing window	Nicola Lovell Design	These covers have been design to have minimal impact upon the fabric can be removed and will improve the appearance of the existing radiators	Low	Neutral	
FR04	Remove freestanding bookcase	0721019/Sk06, Su19	The book case is a late C20 th design and freestanding.	Detrimental (-1)	Positive	The removal of the bookcase will clarify and reestablish the original room arrangement
	New light fittings	0721019/Sk06, Sk11, Su19	The existing light fittings are late C20th design. The replace fitting have been chosen to have a low visual impact	Detrimental (-2)	Neutral	
FR05	Remove existing bookcase	0721019/Sk21, Sk26, Su23, Su24	This is a large bookcase that has been fixed in position. Skirting and dado and dado rail all remain in position behind the bookcase	Neutral	Positive	The removal of the bookcase returns the room to its original form and is a heritage benefit
	Make good lime plaster surfaces to match existing	0721019/Sk21, Sk26, Su23, Su24	Make good plaster surface damaged by removal of bookcase	Medium (2)	Positive	Like for like repair of historic fabric is a heritage benefit
	Splice in damaged dado rail and skirting board, profiled to match existing	0721019/Sk21, Sk26, Su23, Su24	Make good skirting boards damaged by removal of bookcase	Medium (2)	Positive	Like for like repair of historic fabric is a heritage benefit
FR08	New joinery to kitchenette	0721019/Sk18	The kitchenette joinery is late C20 th is contained within a cupboard and of no value	Neutral	Neutral	
	Overhaul and repair paneled cupboard doors	0721019/Sk18 (Section B-B)	The existing door are part of the C20 th alterations and they wall be repaired and refitted (See photo 8.2)	Neutral	Neutral	
	New Light fitting	0721019/Sk11	Current faulty and dated light fittings in cupboard to be replaced	Neutral	Neutral	
FR10	Replace bathroom fittings and joinery to new layout	0721019/Sk17 and Su25	The WC fit out was carried out in the late C20th refurbishment. There is no surviving historic material in this space. The proposal are to refurbish and update this area completely	Neutral	Neutral	
	Remove existing stud wall and door between WC and basin	Wall shown on 0721019/Su25		Neutral	Neutral	

	Replace suspended ceiling	0721019/Sk17	Replace suspended ceiling to new plan	Neutral	Neutral	
	New Light fitting		Current faulty and dated light fittings in WC and basin are to be replaced	Neutral	Neutral	

**3 New Square First Floor Refurbishments
Heritage Statement****June 2020****6.0 Conclusions**

6.1 There has been a careful and detailed assessment of the existing fabric of the first floor of 3 New Square, to inform the proposed works contained within the accompanying Listed Building Consent application

6.2 The proposals within the application can be summarised as follows:

- FR01 Removal of inserted bookcase
- FR02 Removal of late C20th doorcase and reconstruction of wall and opening to match rest of room.
- FR05 Remove of inserted bookcase
- FR08 Replacement of 20th century kitchen
- FR10 Refit of WC

The proposals within this application are intended to conserve the historic fabric that survives and enhance the character of the heritage asset through carefully designed new elements, in keeping with the significance of the historic setting.

6.3 The proposals within this application are significantly more modest and less invasive than the scheme discussed with officers in Pre-App, which was considered, in principle, to be acceptable. The proposals will have no impact on the significant historic fabric. Moreover, the proposed interventions have been sympathetically detailed to respect the character and significance of the listed building.

6.4 Conservation is the process of managing change. All the proposed alterations and repairs have been carefully considered in the context of this important heritage asset. Our assessment has been made in the light of the effect on the historic fabric and its significance. The proposals, as described on the drawings, have been designed to have very little impact on the heritage asset, and will allow for the ongoing historic use of the first floor of 3 New Square as Chambers.

6.5 We therefore recommend approval of this Listed Building Consent application.

Gary Butler RIBA (SCA) AABC
Butler Hegarty Architects Ltd. May 2020