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DESIGN AND ACCESS STATEMENT

64 Lincoln's Inn Fields

11 July 2020

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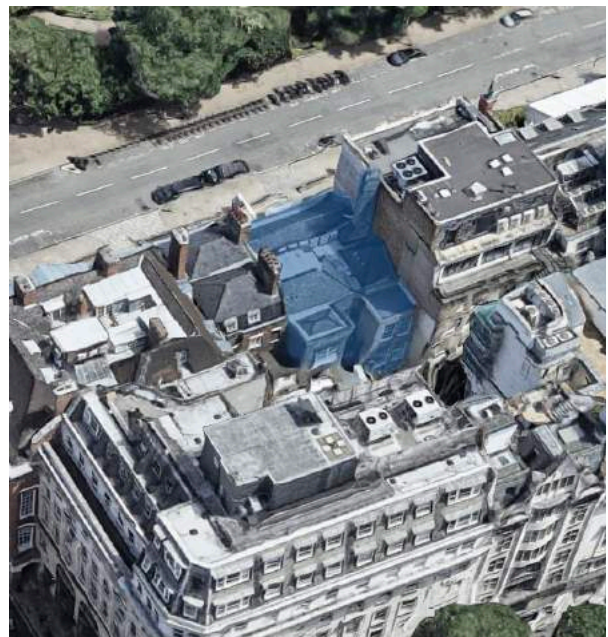
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Aerial view of 64 Lincoln's Inn Fields looking North West
Image source: Google maps



Aerial views of the front and rear of 64 Lincoln's Inn Fields
Image source: Google maps

1_INTRODUCTION

This Design and Access Statement has been prepared in relation to the Planning and Listed Building Consent applications for the proposed roof extension at 64 Lincoln's Inn Fields.

The proposal seeks permission to remove the existing roof, lower the existing top floor ceiling level and construct a roof extension to accommodate a 2-bedroom apartment.

The proposal:

- Alterations to front façade to reinstate the building to its original hierarchy and architectural balance by simplifying and re-proportioning the top-heavy elevation at third floor level in line with newly uncovered historic evidence.

- Lowering of third floor ceiling level and addition of single storey double pitch mansard roof extension with plant concealed behind mansard.

- Existing rear extension (recently completed as per approved Planning application reference: 2013/7434/P and Listed Building Consent reference: 2013/7457/L) raised.



Aerial view of Lincoln's Inn Fields looking North West
Image source: Google maps



View of the gardens from the roof of 64 Lincoln's Inn Fields.

Image source: Google maps

2_CONTEXT

64 Lincoln's Inn Fields is a Grade II listed building located on the western side of Lincoln's Inn Fields, previously known as Arch Row, within the Bloomsbury Conservation Area.

Lincoln's Inn Fields, a grade II listed Park and Garden, is the largest public square in central London and was first laid out in the 1630s. The square is located in the southern side of London Borough of Camden, at the boundary with Westminster City Council.

Set within London's main legal district, this area of London is a combination of residential, business and retail use with many professional establishments nearby. Commuters visit the area daily using the picturesque Lincolns Inn Fields Gardens as a rest stop from the surrounding heavy pedestrian and vehicular traffic.

The square is surrounded by buildings dating from the late 18th to early 20th century, many of which are listed. Of particular note are Numbers 59-60 (Lindsey House), No 66 (Powis House or Newcastle House) on the west side and Numbers 12-14 (St John Soane Museum) at the northern side. The buildings to the North and East sides of the square are mostly uniform terraced buildings. The South side is formed of large multi storey office buildings, whilst the West side comprises of buildings of varying scale and character, contributing to a less uniform frontage to the square.

The roads surrounding the square are relatively quiet. Kingsway, to the west is a busy traffic road with taller buildings of 6-10 storeys. No 64 backs onto buildings fronting Kingsway's eastern side, including 40-42 Kingsway and 44-46 Kingsway, a Grade II listed building (Kingsway Chambers). The unsightly,

utilitarian back elevations of these Kingsway buildings behind No.64 can be visible from the general vicinity of the Fields.

No 64 is surrounded by taller buildings, many with substantial mansard roof extensions, such as No 61-62 (Club Quarters) which includes a double height mansard. Immediately to the south, No 63 is a 7 storey building, and the two first buildings of the west side are 8 storeys with double mansards.



Bloomsbury Conservation Sub Area 9 including Lincoln's Inn Fields to the South

Image source: Royal Borough of Camden council website.



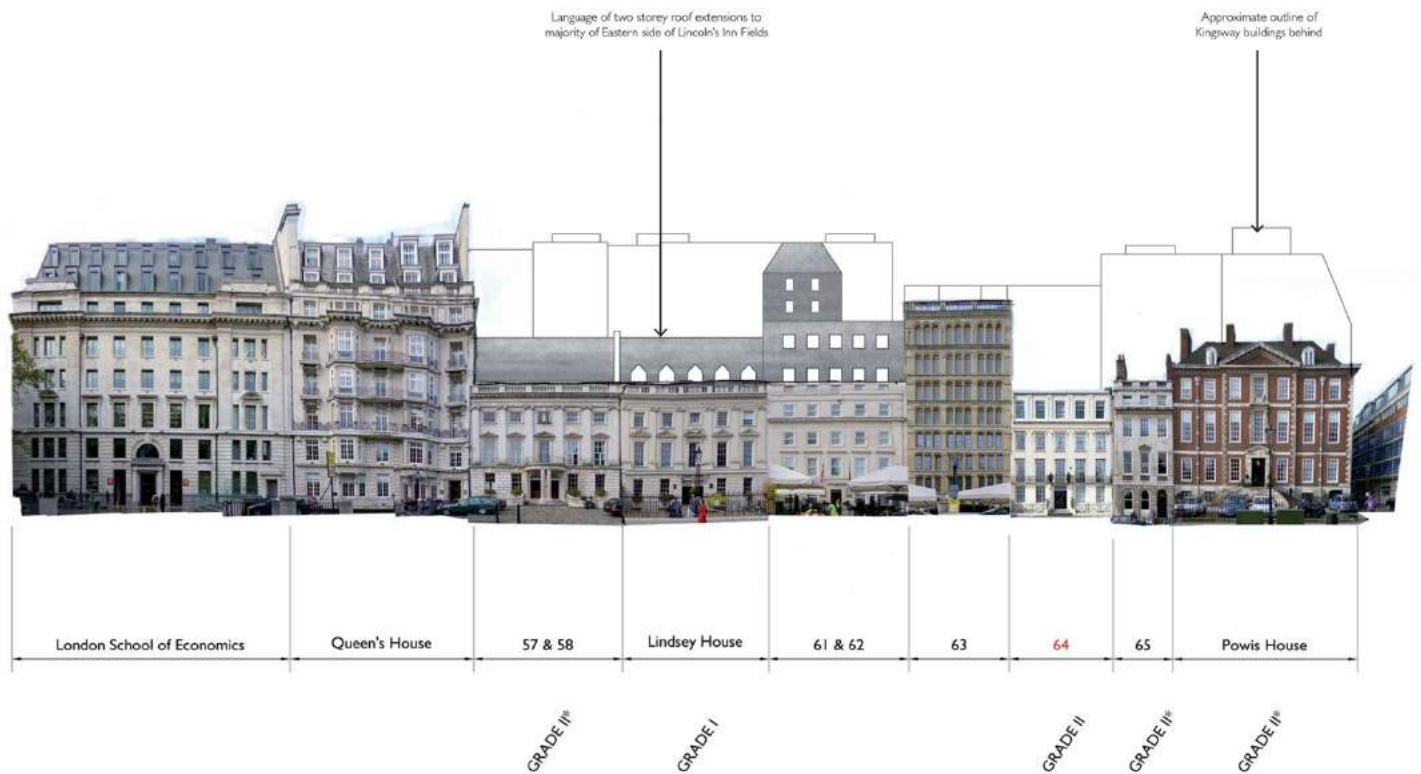
No 59-60 Lincoln's Inn Fields - Linsey House

Image source: NBA photo



No 12-14 Lincoln's Inn Fields – Sir John Soane Museum

Image source: www.soane.org



Photomontage showing the West side of Lincoln's Inn Fields.

Image source: Purcell from planning application ref: 2013/7434/P

3_THE BUILDING

64 Lincoln's Inn Fields is arranged over four floors with a basement level that extends to the entirety of the plot's footprint. The building is set back from the road. The front façade is 5 bays wide, with a central door leading to a communal staircase.

Pilasters with corbels either side of the entrance door support a balcony at first floor level with wrought iron balustrading. The first floor is the '*piano nobile*', which would historically have been the principal floor, denoted by taller six-over-six sash windows. Ionic order pilasters flank each bay of the first and second floors. The third floor windows are unusually tall for the period of the property, accentuated further by the long rectangular stepping detail either side of the windows, making the elevation top heavy and out of proportion with the rest of the facade as well as other historic properties of that era. Internally, the unexpected floor to ceiling height of the third floor (at 3.3m, same as the second floor below) further supports this anomaly. Similarly, the top of the façade is crudely terminated by a section of lead flashing which appears to have lost a traditional parapet detail.

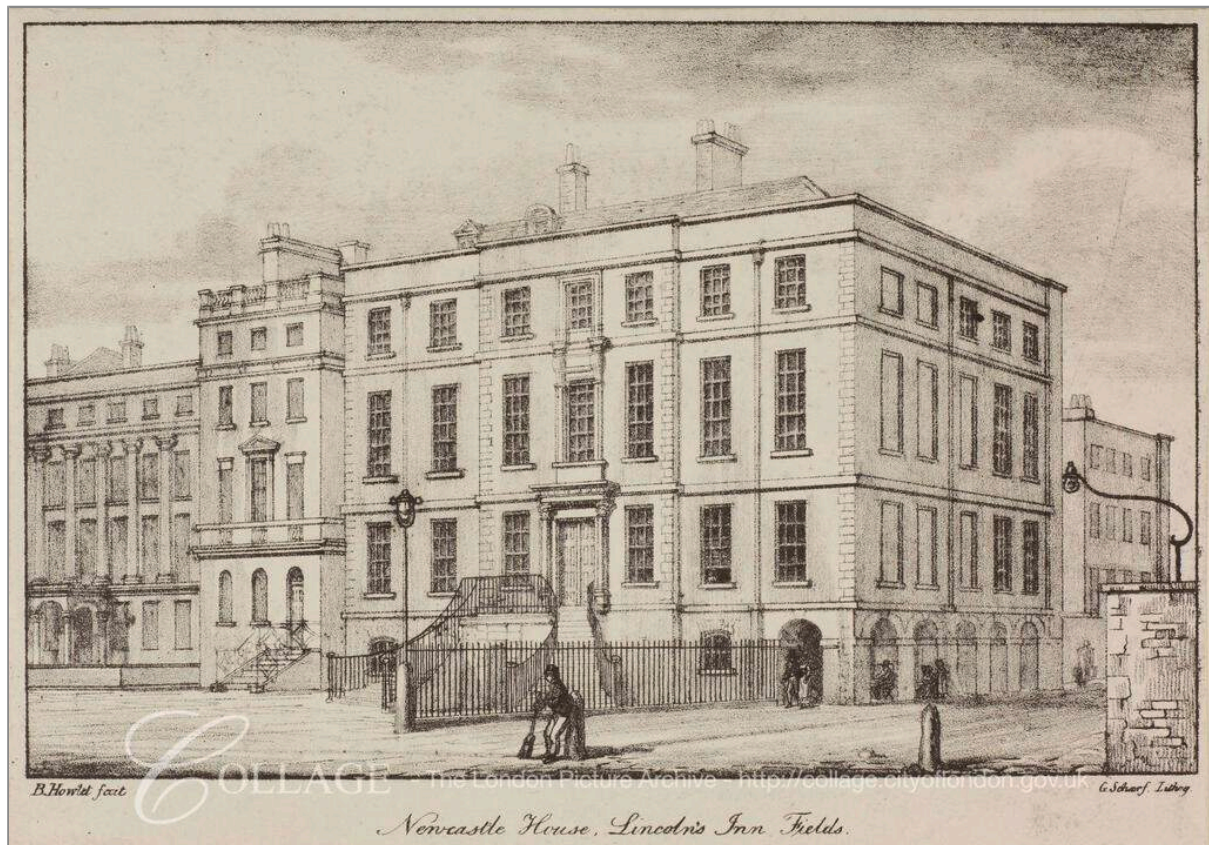
Historic England describes the building on the listing as follows:

"House. Early C19. Stucco front. 4 storeys and basement. Square-headed doorway with fanlight and double panelled doors. Corbels at sides of entrance below stone 1st floor balcony with iron balustrade. Recessed sash windows, most with original glazing bars, segmental-arched to ground floor. Ionic pilasters through 1st and 2nd floor carrying entablature with dentil cornice. 4th storey an attic with sunk panel pilasters between windows. INTERIOR: square balusters to plain close string stairs. Original fireplaces and cornices. SUBSIDIARY FEATURES: attached cast-iron railings to areas."

The property was recently converted from offices to 9No residential units (Planning application reference: 2013/7434/P and Listed Building Consent reference: 2013/7457/L). In 2015, planning and

listed building consent was refused to remove the existing roof and erect a single storey mansard extension (Ref 215/1794/P and 2015/2284/L).

Newly uncovered historic evidence indicates significant alterations were made to the original third floor over the years, including to the top section of the front façade as well as the roof structure. The new proposal seeks to reestablish the building to its former architectural hierarchy by reportioning the third floor as well as reinstating a traditional mansard roof that evidence suggest was in existence. The proposed works are to follow a sympathetic approach which is respectful to the existing listed building and the Bloomsbury conservation area as a whole.



Lithograph of the northern end of Arch Row circa 1820. 64 Lincoln's Inn Fields is clearly visible at the far left. The top section of the façade indicates a much simpler detail at third floor and windows proportionate to the rest of the elevation.

Image source: City of London: London Metropolitan archives.



Photos of the row from 1914. By that point the third floor had been raised.

Image source: British History online.

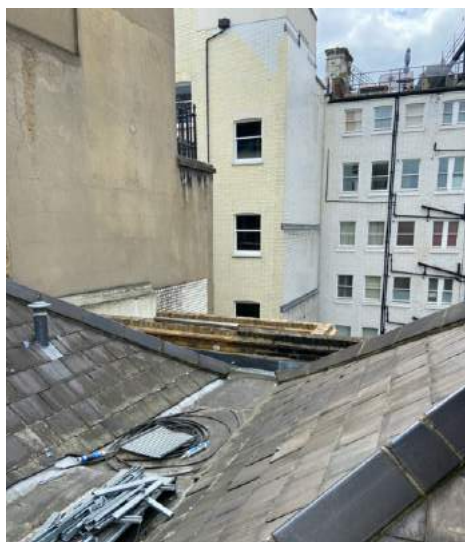


View of front façade as it is now.
Image source: NBA photo.

The rear elevation is split into three bays. A central bay, where the communal staircase is located and two closet wings either side. The closet wing to the south is a new extension constructed during the recent works converting the building into apartments.

Similarly, to the front elevation, the windows relating to the closet wings at third floor level are unusually long and out of proportion with the rest of the elevation. These windows, which are not original, are to be reduced in height in line with the proposed hierarchy and reduced floor to ceiling height.

The rear of the property looks out onto the backs of an assortment of buildings, mostly unsightly utilitarian elevations that have been haphazardly extended over the years.



Views from the roof towards the backs of the Kingsway buildings.
Image source: NBA photos



Photomontage of roof looking north-west.
Image source: NBA photos



Photomontage of roof looking north towards 65 Lincoln's Inn Fields.
Image source: NBA photos



Photomontage of roof looking south towards 63 Lincoln's Inn Fields.
Image source: NBA photos



Photomontage of roof looking north east towards 63 Lincoln's Inn Fields.

Image source: NBA photos

4_THE ROOF

A detailed assessment of the existing roof has been produced by Conisbee in support of this application (Ref: 190861/K Clark).

The existing roof structure appears to be a combination of timbers from different periods indicating that the roof has been significantly modified over the years. Markings on the larger timbers suggest these were re-used either from an earlier roof construction or elsewhere off site.

Research indicates the existence of an earlier mansard roof which was removed during the alterations to the third floor. This proposal seeks to re-instate this traditional form that would have existed when the property was first built, utilizing existing timbers for the new structure where practically possible.



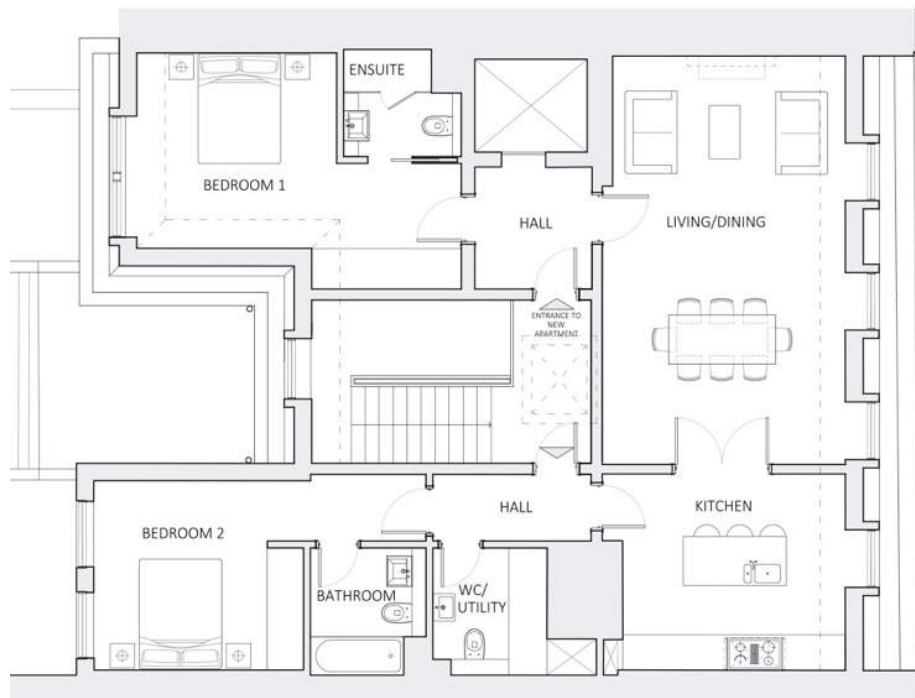
View of the rear of 65 Lincoln's Inn Fields.

Image source: NBA photos

5_USE & AREA

The extension will house one residential 2-bedroom apartment. The apartment's gross internal Area will be 109 square metres which exceeds the minimum 2b4p GIA requirement of 70 square metres as set out in the London Plan and Technical Housing Standards.

The third-floor apartment's floor to ceiling height will be reduced to 2.6m and the new apartment's internal floor to ceiling height will be 2.45m, both complying to the London Plan and Technical Housing Standards.



Proposed Fourth Floor layout.

6_ACCESS

All floors are accessible via a common central staircase and a lift. The proposal seeks to extend the staircase to the new floor. The details are to match the original staircase from the floors below. The lift is to be extended to the new floor to provide step free access to the new apartment.

The new apartment will be built to comply with the sizes, room areas, circulation and door widths as advised within the London Plan and the Technical Housing Standards.

The roof is currently accessible through a door in the loft space located above the communal staircase and accessible via a ceiling hatch. The new roof and plant will be accessible via an AOV/access hatch located over the landing of the extended communal staircase.

7_LAYOUT

The layout of the new apartment will follow the same general arrangement of the floor below. The lobby will have access to the communal staircase and extended lift. The principal rooms will be located to the front overlooking Lincoln's Inn Fields, whilst the bedrooms, ensuite bathrooms and utility will be located to the rear.

8_SCALE & VOLUME

The scale of the proposed mansard has been carefully assessed to complement the host building as well as fit in with the streetscape and conservation area. The new ridge heights remain lower to the surrounding buildings.



Existing view of the front façade.



Proposed view of the front façade.



Existing view of the rear.



Proposed view of the rear.

The amendments to the front façade together with the mansard roof will re-balance the building and reveal its original charm.

Volume calculations:

Total volume of existing building: 4,344 cubic meters.

Total volume of section to be removed: 92.31 cubic meters.

Total volume of section to be added: 427 cubic meters.

9_DAYLIGHT AND SUNLIGHT

The extension, will have no adverse impact on the daylight levels to any of the neighboring windows.

Within the new apartment, natural daylight will be provided by the sizeable windows to the front and rear of the property. The scheme aims to achieve the light levels expected of residential accommodation of this type without compromising on privacy or the fenestration hierarchy proposed.

Same as the floors below, the new apartment will be a dual aspect unit providing ample daylight and ventilation.

10_APPEARANCE

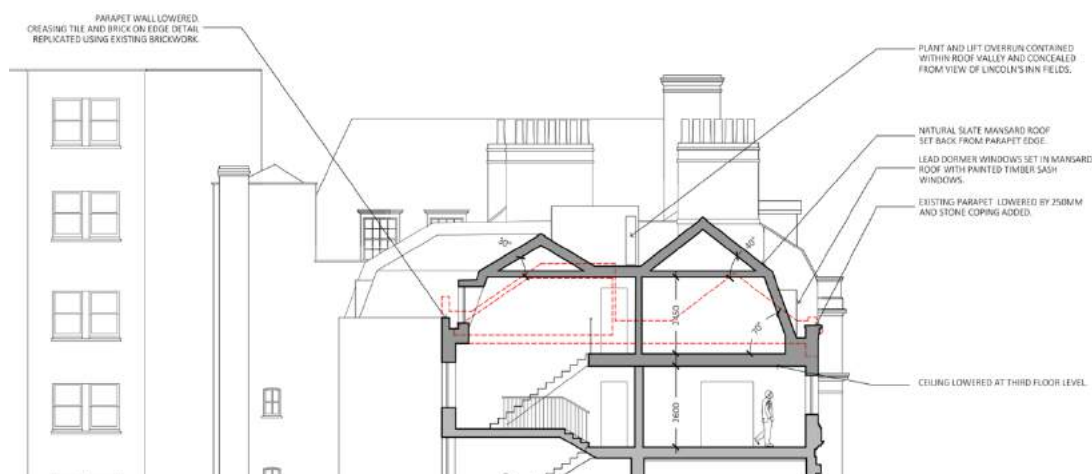
Care will be taken during the stripping out of the existing roof. Any element of historic merit will be carefully salvaged and re used or re-purposed where possible.

Roof:

The proposed roof extension will follow a traditional double pitch mansard with a double ridge and a central valley. The mansard covering will be natural slate to match the existing roof, laid in a traditional overlap pattern and lead flashing details.

The existing plant will be relocated on the roof of the new extension, hidden within the small flat section of the roof valley.

Though the lift shaft housing appears taller in elevations, this will not be visible from the street or any public view. The lift overrun will be clad in lead to blend in with the rest of the roof.



Section of proposed roof.

Dormers:

The dormers will be clad in lead with painted timber double glazed units. Thin double glazing is to be used to match the windows from the lower floors.

Rear brick wall extension:

The brick walls to be extended at the rear are to be of brickwork to match the existing, with a parapet detail to match the existing brick on edge over creasing tiles detail.

The flat roof over the closet wing is to be a single ply membrane to match existing with a central section of low maintenance sedum green roof.

Front façade alterations:

The altered portion of the elevation will be painted stucco to match the rest of the façade. The recessed detail either side of the third-floor windows is to be removed in favour of a simpler detail that was previously in existence and a single banding detail added above the windows. The reduced wall will be finished with a stone coping detail.



Front Elevation as Existing.



Front Elevation as Proposed.

Windows:

All new windows are to be painted timber double glazed units. The reduced windows at third floor level are to be 3 over 3 sashes detailed to match the existing windows.

The dormer windows at the rear are to be painted timber double glazed casement windows.

11_AMENITY

In line with the existing development, the new residential unit is to be car-free, with no-off or on-street parking.

An additional 2 No cycle stands will be added into the existing secure cycle store located in the basement and currently in use by the rest of the apartments.

12_SUSTAINABILITY

The new apartment will be a sustainable development aiming to achieve the targets set in the London Plan and CC1 to mitigate and minimize the effects of climate change by promoting the steps in the energy hierarchy of *"Be Lean, Be Clean, Be Green"*. In particular:

- The removal of the existing roof and amendments to the front and rear facades of the building are small scale alterations that are necessary in order to create the additional residential unit which is of public benefit.
- Removed material will be salvaged and re-used or recycled wherever possible.
- The design will be optimized for energy efficiency wherever possible and thus reducing long term CO2 emissions.
- Thermal enveloped will be designed to minimise heat loss, through appropriate material specification.
- Ample natural ventilation will be possible through opening windows to all the principal rooms with mechanical extracts provided in all bathrooms, utility room and kitchen.
- The existing efficient ASHP system installed during the recent conversion of the building to apartments will be extended to include the new apartment for heating and cooling.
- All white goods specified for the apartment will be of A rating or higher in order to reduce electrical loads and water consumption.
- Low energy lighting will be specified to be used throughout.
- The proposal will comply with Part L of the building regulations as a minimum.

13_HERITAGE

A separate detailed heritage appraisal of the property has been produced by the Heritage Practice and included with this application which incorporates the historic evidence to support the proposed re configuration of the architectural hierarchy.

A golden ratio proportional analysis was applied over the existing and proposed elevations (see diagrams below). Whilst the lower portion of the existing elevation, up to the second floor, follows the

‘Divine Proportions’, the same cannot be said for the third floor section of the elevation. The parapet level and windows in particular, do not follow the same proportions to the rest of the windows on the facade that all adhere to the golden ratio principles.



Golden ratio study over the existing elevation.



Golden ratio study over the proposed elevation.

14_RE-USE OF EXISTING ROOF MATERIALS

The roof structure has been modified significantly over the years and appears to have been reconstructed and moved on a number of occasions. A large proportion of the existing roof material is of sound quality and will be re-used where reasonable to avoid both unnecessary waste and any loss to historic fabric.

All existing timbers of historic significance will be dismantled carefully. The proposed roof structure will re-use these existing elements wherever possible. This is discussed in more detail in the Conisbee Structural Assessment Report (See Section 6 and Appendix C SKK 112 and SKK210 of 'Ref: 190861/K Clark' Report).

Additionally, other elements such as existing battens and sarking boards that are found to be in good

condition are to be re-used where suitable. The existing natural roof slates that can be salvaged are to be re-used; any new slates used are to match existing.

15_PLANNING HISTORY & POLICY

A separate planning statement produced by SM Planning has been provided with this application which includes the planning history and policies that has been consulted in relation to the proposed extension.

16_CONCLUSION

The proposed development will provide a sensitive addition to the existing listed building and the well-proportioned new apartment will be of public benefit to the London Borough of Camden.

Careful and thorough investigation has been conducted into the history of the property. Through the evidence provided, the new proposal intends to restore the building to its former architectural hierarchy as well as reinstate a traditional mansard roof form. Any elements of historic significance uncovered from the existing roof removal will be carefully retained and re-used thus further reducing any risk of harm to the historic fabric.

The design of the proposed extension and alterations has been carefully considered to complement the appearance of the host building as well as the conservation area, preserving and enhancing the character of the listed building and the Bloomsbury conservation area.

