

Design & Access and Heritage Statement

for Remodelling to

3 New Square, London, WC2A 3RS

Prepared by:

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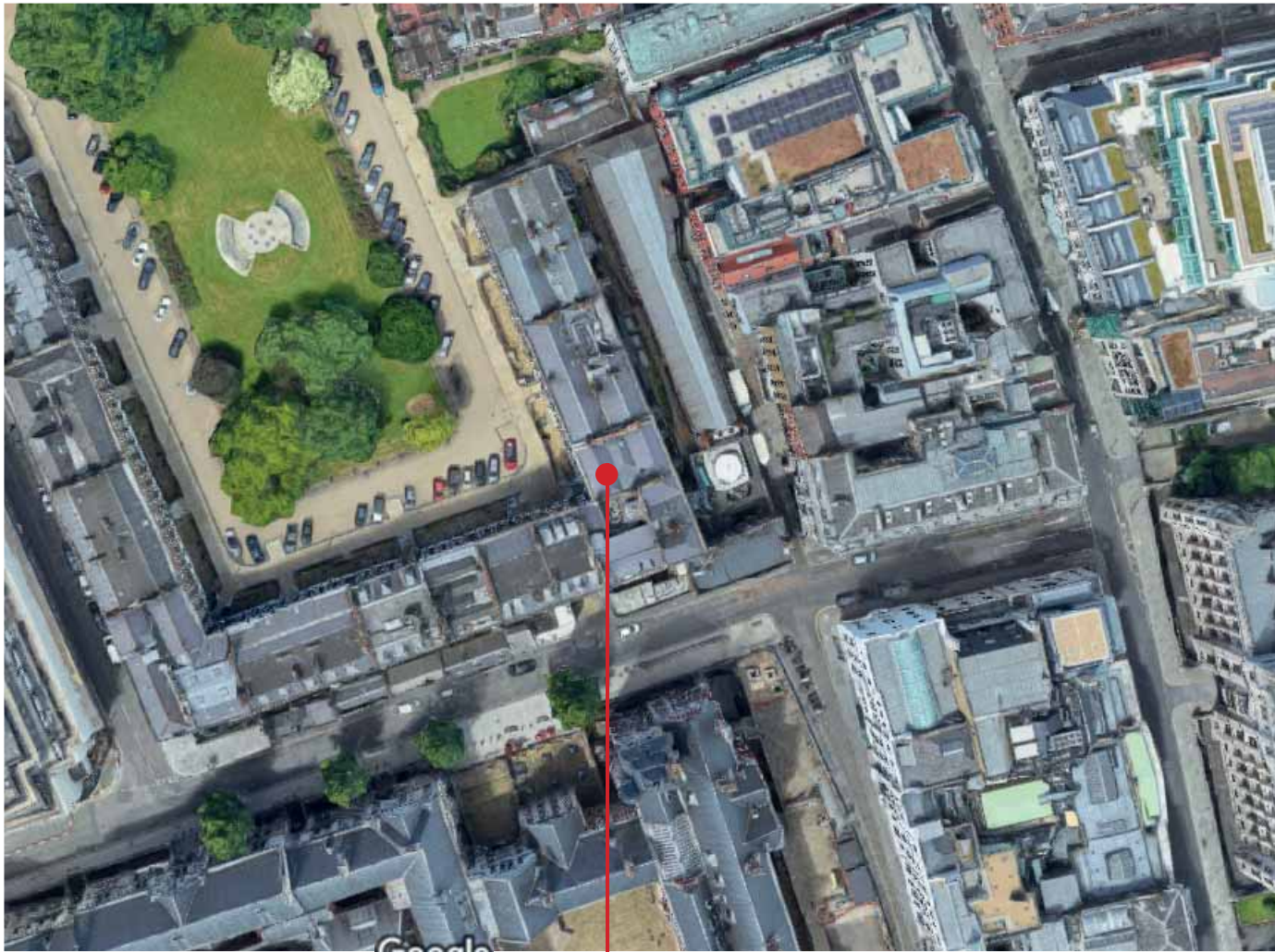


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1.0 Introduction



3 New Square

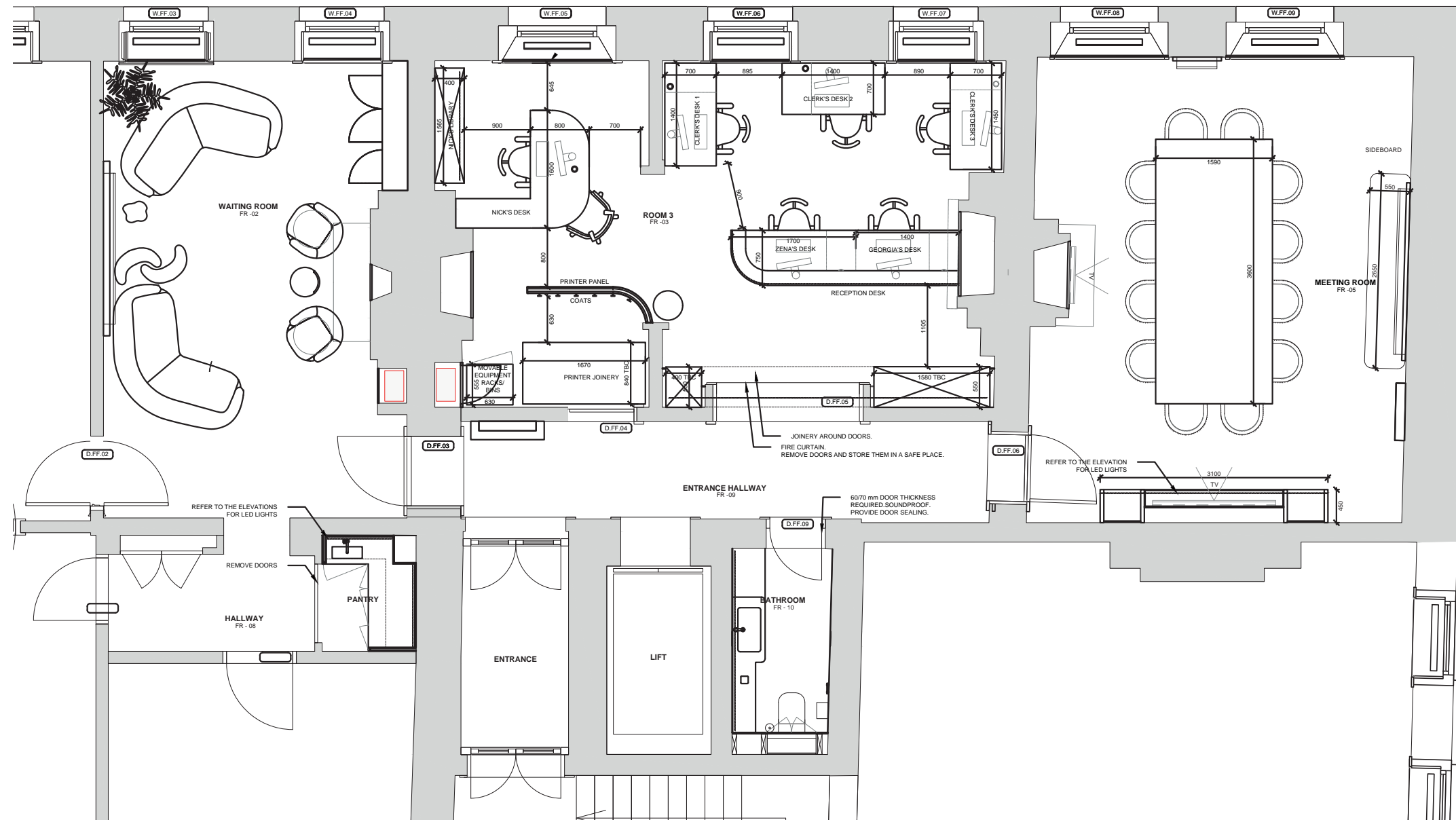
3 New Square is a Grade II* listed building forming part of the larger New Square development dating from the 17th Century. It was purpose built as Chambers and has remained so throughout its existence. Externally it has been primarily unchanged and this proposal does not include any work to the exterior fabric or structure.

The application is seeking approval for limited alterations to an existing accepted LBC application ([2020/2407/L](#) also appended) and sets out these small design alterations in the proposed work section.

The impact of the proposed work has been assessed alongside an existing Heritage Statement (appended).



2.0 Proposed Work



01 GA Layout
scale 1:75 @A3



New works proposed in this listed building consent application are as follows:

FR.02 - Waiting Room

New Carpet - see drawing No. FL - FF - 110
New Lighting - see drawing No. FL - FF - 122
New painted finish to walls, windows, skirting, architrave, fireplace, existing joinery, ceiling and cornice - see drawing No. FL - FF - 140
New replacement light switches, sockets and magnetic door strips - see drawing No. FL - FF - 131
New replacement ironmongery to existing windows, doors and joinery. New radiator covers as per previous application - see drawing No. FL - FF - 150

FR.03 - Clerks Room

New fixed joinery - see drawing No. FL - FF - 101 & FL - FF - 110
New Carpet - see drawing No. FL - FF - 110
New Lighting modified position of smoke detectors - see drawing No. FL - FF - 122
New painted finish to walls, windows, skirting, dado rail, architrave, fireplace, existing joinery, ceiling and cornice - see drawing No. FL - FF - 140
New replacement light switches, sockets and magnetic door strips, 4 new light switches and additional motion detector switch 1 floor socket repositioned - see drawing No. FL - FF - 131
New ironmongery to existing windows and joinery. New radiator covers as per previous application - see drawing No. FL - FF - 150

FR.05 - Meeting Room

New fixed joinery - see drawing No. FL - FF - 101 & FL - FF - 110
New Carpet - see drawing No. FL - FF - 110
New Lighting New position of smoke detector - see drawing No. FL - FF - 122
New painted finish to walls, windows, skirting, dado rail, architrave, fireplace, picture rail, ceiling and cornice,
New wallpaper finish to walls - see drawing No. FL - FF - 140
New replacement light switches and sockets, 1 floor socket repositioned - see drawing No. FL - FF - 131
New ironmongery to existing windows, and doors. New radiator. New radiator covers as per previous application - see drawing No. FL - FF - 150

FR.08 - Hallway

New Carpet - see drawing No. FL - FF - 110
New Lighting, modified position of emergency lighting - see drawing No. FL - FF - 122
New painted finish to walls, skirting, architrave, ceiling and cornice - see drawing No. FL - FF - 140
New replacement light switches - see drawing No. FL - FF - 131
New ironmongery to existing doors and joinery - see drawing No. FL - FF - 150

FR.08 (cont.) - Kitchenette

New fixed joinery and kitchen fittings - see drawing No. FL - FF - 480 & FL - FF - 481
New Vinyl - see drawing No. FL - FF - 110
New Lighting - see drawing No. FL - FF - 122
New wallpaper finish to walls, New painted finish to skirting, architrave, ceiling and cornice - see drawing No. FL - FF - 140
New light switches and power sockets - see drawing No. FL - FF - 131
No new ironmongery.

FR.09 - Entrance Hallway

New Carpet - see drawing No. FL - FF - 110
New Lighting, additional picture light for signage and modified position of smoke detector - see drawing No. FL - FF - 122
New painted finish to walls, skirting, dado rail, woodwork, architrave, ceiling, ceiling detail and coving - see drawing No. FL - FF - 140
New replacement light switches, sockets. 1 additional light switch and additional camera - see drawing No. FL - FF - 131
New replacement ironmongery to existing doors. New radiator, New signage - see drawing No. FL - FF - 150

FR.10 - Bathroom

New Joinery and bathroom fittings - see drawing No. FL - FF - 300 & FL - FF - 301
New Tiles - see drawing No. FL - FF - 110
New Lighting. New extraction - see drawing No. FL - FF - 122
New tiles to walls, new painted finish to walls, new wallpaper to walls, ceiling and coving - see drawing No. FL - FF - 140
New PIR sensor - see drawing No. FL - FF - 131
New replacement ironmongery to existing doors - see drawing No. FL - FF - 150

Entrance

New Carpet - see drawing No. FL - FF - 110
New Lighting - see drawing No. FL - FF - 122
New wallpaper finish to walls. New painted finish to skirting, architrave, ceiling and coving - see drawing No. FL - FF - 140
New replacement light switches, sockets - see drawing No. FL - FF - 131
New replacement ironmongery to existing doors - see drawing No. FL - FF - 150



3.0 Appendix

3.1 Approved Heritage Statement

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

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



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:

478672

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.



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)

3.0 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.





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.

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



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 1 double 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 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 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 will 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	



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.



3.2 Approved Design Access Statement

Butler Hegarty Architects

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3 New Square: First Floor Refurbishments

Design and Access Statement

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June 2020

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

Butler Hegarty Architects

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3 New Square: First Floor Refurbishments

Design and Access Statement

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June 2020

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.

Butler Hegarty Architects, June 2020



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

Email:
Elizabeth.Martin@camden.gov.uk

Gary Butler
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**Development
Control Planning
Services**
London Borough of
Camden 5 Pancras
Square
London N1C 4AG

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[nning](#)

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

Telephone: 0207 974 1204

