



HERITAGE STATEMENT

For

**5 & 6 NEW SQUARE,
LONDON,
WC2A 3TL**

PREPARED BY:

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1.0 INTRODUCTION

This Heritage Statement is an assessment of the significance of heritage assets and/ or their settings affected by the proposed development, and of the impacts of that development upon them. The purpose of a Heritage Statement is set out in paragraph 128 of the National Planning Policy Framework (NPPF), which states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

In preparing this statement the authors have consulted *inter alia* the statutory listing and conducted extensive research within the libraries of The Honourable Society of Lincoln’s Inn and online resources concerning the historical and architectural development of 5 & 6 New Square, Lincoln’s Inn. The authors have also taken into account the guidance provided in the NPPF regarding heritage and the accompanying National Planning Policy Guidance (NPPG), see <https://www.gov.uk/government/publications/national-planning-policy-framework--2> and advisory publications produced by Historic England, in addition to the Camden Development Plan and Supporting Supplementary Guidance (see further the accompanying Design and Access Statement).

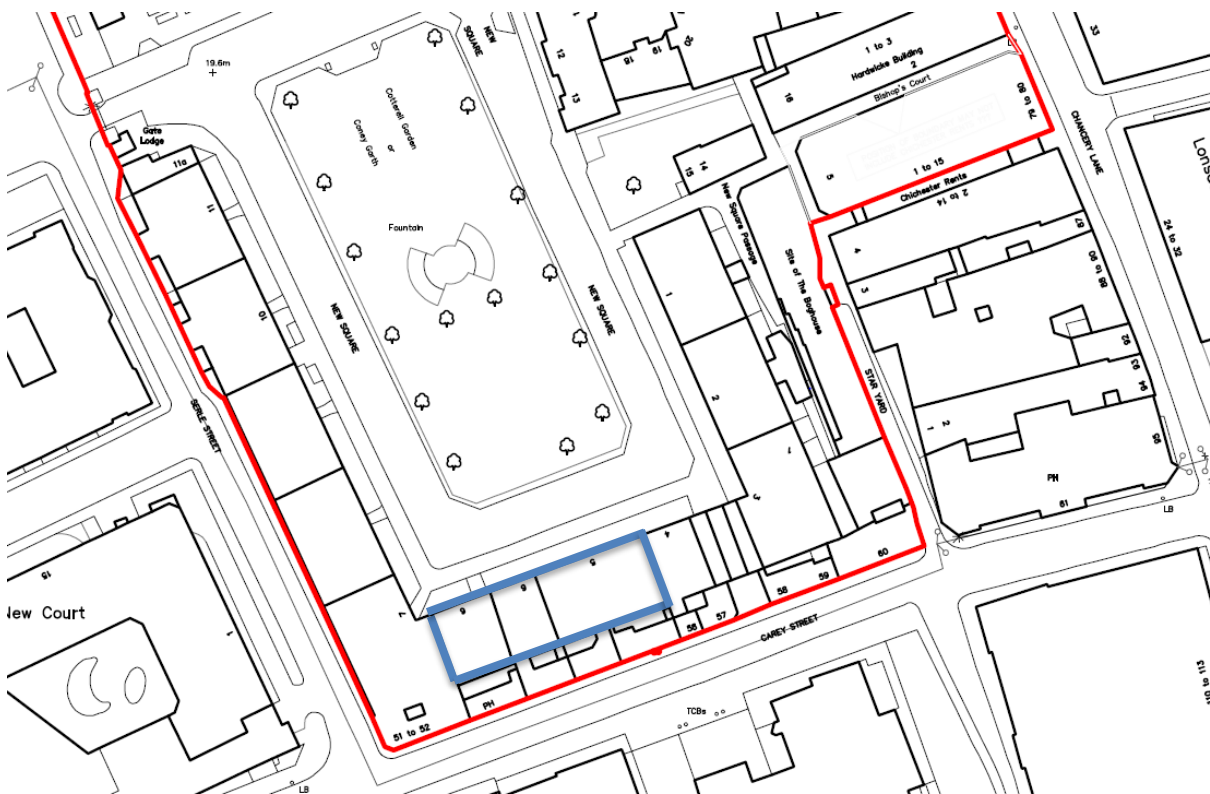


Figure 1: 5 & 6 New Square Location Plan

2.0 THE SITE

New Square is part of Lincoln's Inn, one of the four remaining Inns of Court situated in London. New Square is now maintained by The Honourable Society of Lincoln's Inn. The land upon which New Square is situated was the subject of an ownership dispute between the Inn and a barrister, Henry Serle. Eventually an agreement was made with the Inn in 1682 allowing Henry Serle to construct and own Nos 1 to 11 New Square subject to limitations. However, litigation against Nicholas Barbon who claimed the land for himself continued until 1689, with victory for Serle. Construction commenced in 1682 of "eleven houses of brick, each appropriated to suites of chambers, presenting a uniform and even stately appearance and forming three sides of the area now named New Square, but originally called "Serle Court", the northern side being left open to the garden and completed between 1690 and 1697.

Built speculatively as chambers to be let to Barristers, the nine double-fronted buildings were first built on three floors above a basement, arranged around a central staircase. For Nos 1-2, 4-6 and 8-11, each floor provided two sets of chambers, each of four rooms, three for the barrister and his clerks and one bedchamber. Nos 3 and 7, at the corners of the square, were arranged with three sets of chambers on each floor.

It is believed that from the 1720s onwards, the second-floor tenants began to colonise the roof space, adding dormer windows to provide light to the new rooms. These seem to have been reached by secondary staircases from the second-floor sets, rather than by extending the central staircase upwards. This process was largely complete by the 1750s; later in that century, the facades began to be extended upwards, allowing third floor rooms to match the extent of the floors below. New roofs were constructed above. In 1991, fourth floor rooms were added to many of the buildings within the newer roofs, particularly where buildings have been extensively refurbished at 4, 5, 6 and 8 New Square.

Besides progressive re-development, many of the buildings have been visited by fire or other disaster, necessitating extensive re-construction: Nos 10 and 11 in 1752, 3 and 4 in 1782, No 2 in 1849, No 9 around 1870 and No 11 again after World War II.

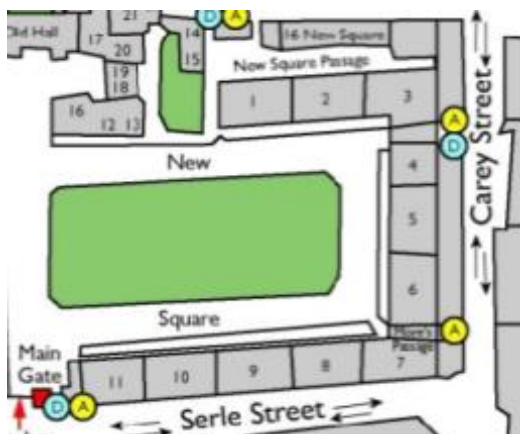


Figure 2: New Square Site Plan

3.0 SUMMARY OF THE PROPOSED WORKS

The proposed works are intended to solve long standing issues of water ingress into 5 & 6 New Square and to provide safe access for future maintenance of both buildings. The works are to involve replacement of the existing defective roof coverings and condemned roof access equipment as described below:

- Remove existing slates, grade, and sort to determine those suitable for re-use. There are several types of slates which have been used to carry out temporary repairs on the roof. These will be replaced with new Welsh Penrhyn slates to match the original roof coverings. All new slates will be installed in areas where they are least visible from ground level to maintain the existing appearance of the roof.

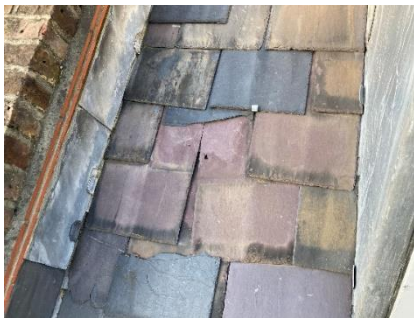


Figure 3: Existing Slates

- All existing defective leadwork will be replaced with new lead to required sizes and correct number of bays.
- New insulation laid to improve the thermal efficiency of the building in line with English Heritage guidelines.
- Replacement of any rotten/defective timber with new to match the existing in all respects
- Install new breathable water vapour permeable membrane to areas where missing. Tyvek Waterproof Breathable Roofing Membrane will be installed along with new pressure impregnated battens.
- The existing felt roof over the flat sections of 5 New Square west and 6 New Square will be replaced with mastic asphalt to restore the roofs original detail.



Figure 4: Existing Felt Roof – 5 New Square E



Figure 5: Existing Felt Roof 6 New Square

- The existing roof access ladders will be replaced with new to provide safe access for future maintenance of the roofs. The guardrail to the rear of 5 New Square west and 6 New Square will be replaced to improve user's safety when using the emergency escape route.



Figure 6: Existing Condemned Roof Ladder 6NS



Figure 7: Existing Condemned Roof Ladder 5NS

- Masonry repairs involving repairing blown render, replacing chimney flaunching and removing loose and defective pointing and repointing.

4.0 THE IDENTIFIED HERITAGE ASSETS

This heritage statement identifies two principle heritage assets affected by the proposed works: A) 5 New Square and B) 6 New Square – both of which were first listed on 24th October 1951.

5 & 6 New Square are situated within New Square, Lincoln's Inn and are maintained by The Honourable Society of Lincoln's Inn. The buildings fall within the London Borough of Camden's conservation area and are classified as Grade II* listed properties.

The proposed works do not impact the structural integrity of the existing roof structures, instead, they aim to enhance the life of the existing roof and buildings by replacing defective roof coverings to remedy the continued issue of water ingress. The works will contribute to the preservation of the historic and architectural features of the buildings for years to come.

4.1 5 NEW SQUARE

5 New Square is nine bays wide, with rendered basement, purple brick to ground, first and second floor with red rubbed dressings and brown brick above second floor window heads and to third floor of the five western bays under a parapet coping. The four eastern bays above the third-floor window cill level are of rendered timber frame, incised to resemble stonework, set back 9" behind the brickwork line and terminating under a heavy lead-covered timber moulding. There are also string courses over ground and first floor windows which are constructed in brown brick with red brick dressings, including string beads over first floor windows.

The five western bays have an attic comprising of 4no. modern lead clad timber-framed dormers and the third floor under modern re-built parapet. All bays have full first and second floors visible from Carey Street. The four eastern bays, uniquely at New Square, retain the 1690s rear roof with early-mid 18th C dormers at third floor level. These are now partly concealed behind a modern brick parapet.

5 New Square is split into two sections: 5 New Square east and west. 5 New Square east comprises of 5 storeys: basement to third floor. The roof over 5 New Square east is uniquely the original 1693/7 roof which has been much adapted when rooms and dormers were inserted in 1720. The roof construction differs from the other buildings within New Square in that it comprises of a flat lead section of roof to the front of the building, a steep slated pitch to the rear of the building with 2no. dormers and three slated pitches forming a butterfly roof to the centre.

5 New Square west comprises of 6 storeys: basement to fourth floor. The roof is of a mansard construction with felt roof covering to the flat section of roof, and slated pitches to the front and rear. There are 4no. dormers to the front and 3no. dormers to the rear.

While the building is Grade II* listed, the listing status is a single listing for all buildings within New Square – Nos 1-11.

The relevant listing description for 5 New Square is as follows:

“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.”

The listing description above mainly refers to the elevations of 5 New Square and the interior, both of which will not be affected by the proposed works.

4.2 6 NEW SQUARE

6 New Square was first constructed (with the rest of the square) in 1693-97 and comprised of basement, ground, first and second floors. The third floor, constructed in timber frame to the west side was added after 1720, initially as rooms within the original roof space above the second floor and from the later 18th century the full height third floor was added and the roof was re-built at higher level. In 1999 – 2000, the building was fully refurbished, and a south-facing fourth floor was built and the original plan form of sets of rooms each side of the central staircase was reinstated.

Before the 1999 extensive refurbishment works, the roof of 6 New Square comprised three pitched gable roofs running in parallel east to west. The northern most roof visible from the Square had the lowest pitch and when uncovered during the refurbishment it appeared to be the original roof of 1693 which had been reassembled at the higher level when the third floor was built in 1720. The other two pitch roofs were of 18th and 19th century construction.

The rear two thirds of 6 New Square roof were rebuilt in 1999 to provide south facing rooms. Consent could not be obtained to extend into the north gable roof as this is an original part of the 1693/7 roof, albeit at a higher level.

6 New Squares' listing status is also included within the single listing for all buildings within New Square – Nos 1-11.

The relevant listing status for 6 New Square is as follows:

“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”.

Similarly, to 5 New Square the listing description above refers to the elevations and internal area of the building which will not be affected by the proposed works.

5.0 IMPACT OF THE PROPOSED WORKS

The proposed works are to involve careful removal of all roof coverings over 5 & 6 New Square to allow inspection of the substrate and investigate the causes of water ingress in various areas of the roofs. Following removal of the existing roof coverings, insulation will be laid between the rafters to improve thermal efficiency of the buildings followed by breathable waterproof membrane and pressure impregnated battens to which the slates will be nailed into.

5.1 ASSESSMENT OF THE SIGNIFICANCE OF THE HERITAGE ASSETS

5.1.1 Archaeological Interest:

The archaeological interest of 5 & 6 New Square are small in significance as the works are not expected to affect sub-surface archaeological deposits.

5.1.2 Architectural and Artistic Interest:

The design and general aesthetics of the elevations of both buildings hold historical and architectural importance as they form part of the Grade II* listing of 5 & 6 New Square. The proposed works will not affect the facades of the buildings, therefore all existing historic elements to these areas will remain as existing. The roof over 5 New Square east is uniquely the original 1693/7 roof which has been much adapted when rooms and dormers were inserted in 1720. The proposed works will retain the existing roof construction but improve the water permeability by installing new breathable waterproof membrane prior to relaying the existing retained slates. The same will be carried out to the original roof of 1693 to the north of 6 New Square west.

The installation of new roof access equipment will alter the aesthetics of the roof from ground level but are required to carry out regular maintenance works. The London Plane trees shed all year round, causing parapet gutters and outlets to become blocked. This has caused several leaks in addition to the leaks from the defective roof coverings, thus damaging internal fabric of the building. To prevent further deterioration of the buildings and to allow regular maintenance, new and safe roof access equipment needs to be installed.

The installations can be removed in future if required and will not impact the historic importance of the buildings.

5.1.3 Historic Interest

The historic interest of the buildings is largely derived from their age as an example of Georgian architecture. Intrinsic historic value of both buildings is derived from the brick bands at 1st and 2nd floor, 4 bays of the 3rd floor stuccoed with architraved sashes and a cornice, 9 windows and gauged red brick flat arches to flush framed sashes with exposed boxing.

The works will avoid, minimise, and mitigate negative impact in a way that meets the objectives of the NPPF. The aim of the works is to remedy all current defects on the roofs and to extend the life of the building and its components to preserve the historic details of architectural interest.



6.0 CONCLUSION: CONSERVATION PRINCIPLES AND THE NATIONAL PLANNING POLICY FRAMEWORK

Conservation Principles, Policies and Guidance establishes the criteria for new work and alterations for proposals affecting heritage assets managed by English Heritage. The criteria is listed in paragraph 138 of the document:

- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed
- The proposals aspire to a quality of design and execution which may be valued now and, in the future
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

The proposals have been designed carefully to protect the heritage values of 5 & 6 New Square. The individual impact assessments show how the significance of the site have been considered during the development of the proposals. In essence, the project will contribute towards enhancing the value of the site. It will also introduce safe access systems to allow future maintenance of the roofs, gutters, and outlets to prevent any future water ingress issues.

Some sarking felt is present in different areas of the roofs. This will be inspected to ensure it is in good order. Where there is no sarking felt present, new membrane will be installed to ensure water vapour permeability to improve performance of the building and ongoing longevity.

Major material changes have been restricted to conserve the existing fabric. Only where slates are determined as not suitable for use will new slates of the same qualities be used. Similarly, only where existing timber is defective or rotten will new timber be used to match the existing.

The new roof access systems will comply with current standards and allow for safe access to the roofs for future maintenance of the roofs, gutters, and outlets. As mentioned above, this is required frequently due to the shedding of pollen from the London Plane trees on site.

The proposed works comply with the NPPF policies in that they do not materially harm the values of the buildings but seek to reinforce or further reveal them. The proposals also aspire to a quality of design and execution which may be valued now and in the future.

The proposed work will ensure the building is watertight and thermally efficient to an extent that is viable for buildings of historic nature. The existing roofs have many temporary repairs which have been carried out to remedy the on-going water ingress which has been travelling through the building causing damage to the internal building fabric.

The proposed works are sympathetic in nature and the improvements will positively impact New Square by halting deterioration and conserving the buildings internal and external fabric.