

Design & Access Statement

THE HONOURABLE SOCIETY OF LINCOLN'S INN
HARDWICKE BUILDING, NEW SQUARE,
LINCOLN'S INN, LONDON, WC2A 3SB

Job No. 501328

Author: TO
Date: April 2021
Status: FINAL

architecture
building surveying
building services
planning
interior design
sustainability
civil and structural
quantity surveying
project management
CDM and H&S services

Vision, form and function



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1.0 INTRODUCTION

Hardwicke Building is in the Bloomsbury Conservation Area. It is not listed but has Grade I and Grade II listed neighbouring buildings to the north and west. This proposal is to replace the Chancery Lane facing shop front with a new, modern façade to suit a new internal layout, the proposal includes replacing all of Hardwicke buildings windows with a new, slim line frame to match the surrounding buildings and the addition of high level louvred panels to the roof plant room.

2.0 DESIGN

2.1 USE

The Lincoln's Inn Estate includes properties used as barristers' chambers with associated facilities, solicitors' and other commercial offices, a Territorial Army drill hall, residential flats occupied by barristers and others directly associated with the Inn and, of course, the Collegiate buildings. These include Great Hall, Old Hall, the Chapel, Library and offices for the purposes of the Inn's many functions. Not least of these is the provision of educational facilities world-wide to those seeking to become barristers and ministering to those who have done so.

The proposal within these applications does not involve any change of use nor any addition or reduction of floorspace. Hardwicke building is mixed use with Chambers (Class B1 offices) on Basement to 3rd floor and 7 Residential units (Class C3) on 4th floor. The residential units have a separate entrance to the commercial.

2.2 AMOUNT

There is no proposed extension of the building and there is no proposal in this application to add or reduce any floorspace. This proposal is to replace the Chancery Lane facing shop front with a new, modern façade to suit a new internal layout, the proposal includes replacing all of Hardwicke buildings windows with a new, slim line frame to match the surrounding buildings and the addition of high level louvred panels to the roof plant room.

2.3 LAYOUT

The Chancery Lane entrance will become the main reception to the building with the new modern façade to lift the buildings appearance. The area is currently used a lettable kiosk.

2.4 SCALE

We believe the proposal does not change the scale of the building. The scale of the glazing will match and sit comfortably within the streetscape and wider context of the building.

2.5 LANDSCAPING

The proposal is within the confines of the building so there is no landscaping relating to the application. Landscaping of Lincoln's Inn as a whole and in front of Hardwicke building will continue as existing.

2.6 REFUSE

The Inn currently has provisions for refuse, recycling, and waste removal. These arrangements will be unaffected by the proposed change.

3.0 ACCESS

3.1 VEHICULAR AND TRANSPORT LINKS

The proposal does not affect the existing vehicular and transport links.

3.2 INCLUSIVE ACCESS

The proposal does not change nor affect the existing access arrangements.