

DESIGN AND ACCESS
&
HERITAGE STATEMENT



PROPOSED RECONFIGURATION WORKS TO BASEMENT FLOOR OFFICES

AT

**8 & 9 STONE BUILDING,
LINCOLN'S INN, LONDON
WC2A 3TA**

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1. Introduction

William Martin have been instructed by the Honourable Society of Lincoln's Inn to prepare and submit application for works at No.8 & No.9 Stone Buildings, Lincoln's Inn, London WC2A 3TA.

The building is located in the London Borough of Camden. A listed building consent applications has been submitted for the formation of a new opening through basement party Wall to connect No.8 & No.9 Stone Building.

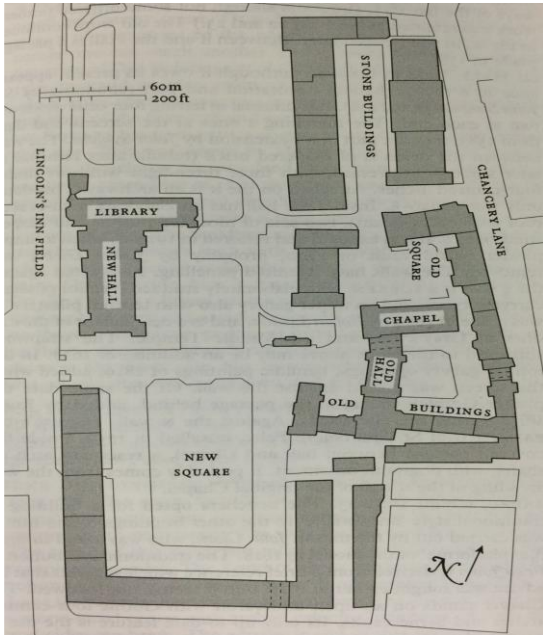
The proposal is designed to provide a more modern use of space enabling a better client experience by providing a connecting door between No.8 and No.9.

This report responds to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access & Heritage Statement. The report is to be read in combination with the other planning documentation.

2. Site & Surroundings

Stone Buildings is a grade I Listed Building sitting within the Lincoln's Inn Estate, situated in the Bloomsbury Conservation Area. The site itself is surrounded by historic and listed buildings with few buildings that are not listed. Similarly, the gardens, trees and general open space surrounding the buildings are considered to be historically important, whilst also providing an important wider public amenity.

Stone Buildings is bounded by Chancery Lane to the east, the No. 1-7 Stone Buildings to the west and No. 10-11 Stone Building on the North and the Old Square buildings are to the south. The Building immediately to the west are of similar design to Stone Buildings and the ones to the east along Chancery Lane vary in both design and historical importance.



Lincoln's Inn plan. Source: Pevsner, 1998.

3. Use & Layout

No. 8 is currently occupied by Barristers Chambers and No.9 is unoccupied, however, its previous use as legal chambers will be retained when the new tenants gain occupation following completion of the proposed alterations.

The existing layout generally, is retained or altered back to reflect its original state. The proposal does not seek to extend the building outside its current footprint; all of the development will be within the confines of the existing plan.

4- The Proposal

The alteration is within the basement proposes to form a new door opening at the party wall shared between No. 8 and No.9.

A Pocket will be cut into wall face where the door will be formed. This will be used for propping the upper walls locally (to a maximum of 2/3 thickness of wall) to enable the insertion of 3No. lintels prior to cutting away of brickwork forming door opening below.

Lintel requirements at basement level will achieve a minimum one hour fire resistance. Prestressed 5No. Naylor Ultra Fire 100-9 - 2/5 dp x 100mm wide or similar approved with a Load capacity 36.42 kN/m.

The fitted new moulded door frame and architrave will match similar style and colour in the properties.

The adjacent basement floor levels around the new door openings will be adjusted to be on the same level as there is currently a 50mm difference in the floor levels.

The proposals set out changes that are considered a necessary step for the applicant to ensure the sustainable use of the building and, in turn, aiding the long-term conservation of the asset. They improve the functionality and performance of the building and will ensure it is fit for purpose for prospective tenants seeking to rent the property.

Taken as a whole, we consider the proposals to satisfy the statutory requirements set out in the Planning (Listed Buildings and Conservation Areas) Act.

Formation of the new door will therefore be enhance and improve the access between No.8 & No.9. with the works made good to match surrounding existing features in terms of materials and appearance.

5. Heritage Statement

No.8 & 9 Stone Building was constructed between 1775-1780 for use as chambers and is one of eleven Chambers constructed during this period. No.s 8 & 9 are constructed in yellow stock bricks with stone basements and dressings exteriors. The pitched roof is tiled and with inset dormer windows evenly spaced across the front and rear elevation.

No.8: is formed by a 1-window projection to the front elevation of No.9 with a right-hand return of 5 windows. It is bound to the East by Chantry Lane which is similar in character. No.8 sits on three storeys and basement. The entrance is a square-headed door with elaborate Nico lantern bracketed over on either side and round-headed fanlight in shallow, round-headed recess above the door. No.8 has four windows with gauged flat arches to recessed sashes and on the ground floor, in shallow round-headed recesses with plain impost bands.

Whilst No.9 has three storeys and basement, the entrance is a square-headed door with elaborate Nico lantern bracketed over and round-headed fanlight, in shallow round-headed recess. The door has a pilastered and pedimented case under a plain stone band with fanlight above it. No.9 has seven windows with gauged flat arches to recessed sashes with those on the ground floor in shallow round-headed recesses with plain impost bands.

There is also a plain stone band at 2nd floor level, stone mutule cornice and blocking course on both No.8 & No.9. Both buildings have original lead rainwater pipes and heads with lion masks dated 1775.

The Stone building has cast-iron railings in front, cast-iron railings with torch flambe finials along Chancery Lane frontage and cast-iron entrance gates at south end dating to 1845.

The existing layout is sub-divided into meeting rooms, offices, small storage room and a very small kitchen which is not an efficient use of space.

The proposal is designed to provide a more modern use of space enabling a better client experience via a direct access door. The proposed reconfiguration works are to enable a better use of the rooms by creating an opening within the existing party wall to allow for the opportunity to for easy access within the building without having to get out of the building in order to enter the other, which currently is not convenient.

To enable a connections for easy access between No.8 & No.9, it is proposed to remove the brick wall in order to provide an opening of sufficient size and adjust the different floor levels around the new opening.

The existing walls are of sufficient bearing capacity to either side of the proposed opening hence the use of pre-stressed lintel with the appropriate bearing capacity. The walls will be plastered in traditional methods of a property of this age and the existing corning to each room will remain unaffected.

The proposal seeks to demonstrate that the amount of development needed will not affect the character of the property. The proposed alterations have been designed so enable a modern more fluid use of the building.

6. Previous Planning Applications History

APPLICATION NUMBER	PROPOSED WORKS	OUTCOME
2013/357/L	Replacement of existing roof covering.	Granted
2013/3440/P	Replacement of existing roof covering.	Granted
2013/0853/L	Replacement of timber vault doors.	Granted
2007/4138/L	Installation of 2no AC units to Lightwell.	Withdrawn.
2007/3715	Installation of 2no AC units to Lightwell.	Withdrawn.
9401074	Conversion of residential space into barrister chambers.	Granted with Conditions
9270112	Internal alterations to ground floor including demolition of wall forming new opening.	Granted
9002581	Alterations of existing WC	Granted with Conditions
9070101	Removal of WC to basement and reconfiguration works.	Granted.
9070198	Change of use from residential flats to Barristers Chambers at 9 Old Square (second floor south wing) and 11 Stone Buildings (second floor north and south) and	Granted
9000539	Change of use from barrister's chambers to 5 residential flats at 1 Old Buildings.	
LS9804275	Approval of details of windows, new window joinery, and window heads pursuant to additional condition (iv) of planning permission/listed building consent.	Granted
2003/3523/P	Extension at roof level to provide additional office accommodation between external roof slopes and introduction of roof lights to west	

2003/3538/L	and east elevations [revision to previously planning permission ref. PSX0204557 allowed on appeal on 11 November 2003 relating to roof pitch at northern end of the building]	Granted
2005/5269/P 2005/5270/L	The erection of a lift overrun above roof level as an amendment to planning permission reference 2003/3523/P, dated 11/02/2004 for a roof extension.	Granted
2015/0005/P 2015/0175/L	External installation of high-level access equipment and external repairs and decorations to Grade I listed buildings.	Granted

7. SCALE / AMOUNT

The scale of the accommodation will not be affected by these works.

8. LANDSCAPING

The development is self-contained within the main demise of the property as such there are no landscaping works relating to this application and therefore not considered applicable.

9. APPEARANCE

In order to ensure the quality of works are reflective of that of a Grade I Listed Building, replacement materials are to generally be on a 'like for like' basis to retain the traditional historic fabric.

The composition of the building would not be altered to an unacceptable extent. The proposed materials would be a match with the character of the application property and any replacement of ceiling/walls will be a direct like for like replacement.

10. ACCESS

The access into the building will remain as existing through the central stepped entrance on the elevation at No. 8 and No.9; as there is no other current means of entering the building. With this in mind, the entrance and associated principle elevations are considered to be an integral historical feature and with the Listed Building constraints, these entrances are to be retained without alteration.

During the course of the proposed works, the contractors can gain access via No.9 which is empty and will not affect the use of No. 8 by staff.

11 Summary

The outcome of the proposals will be a traditional, heritage building that has been sympathetically altered to ensure it is fit for purpose and will remain in its historic use. Where alterations are

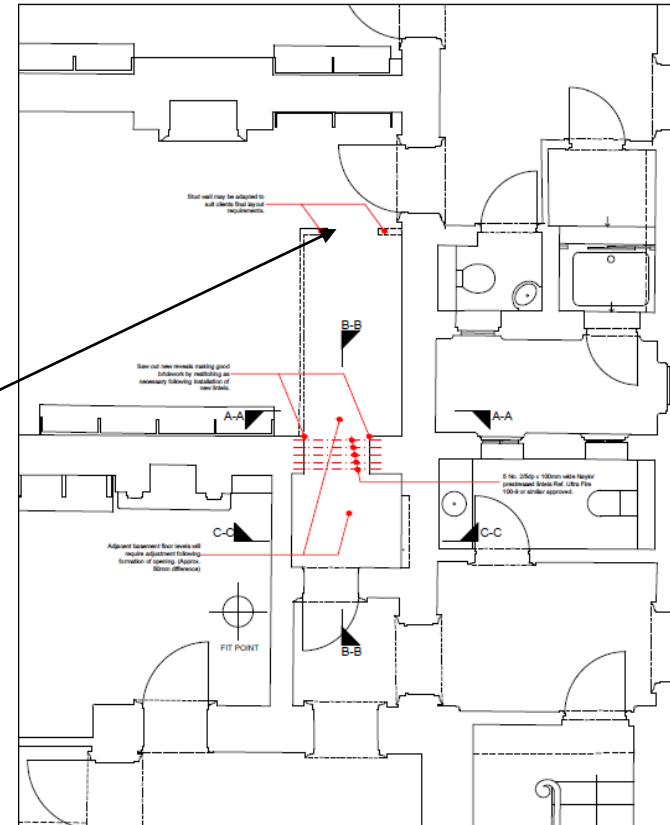
necessary, it is considered that these are sensitive to the fundamentals of the building; and where they may compromise this, reversible methods are utilised.

The application proposal provides for the sensitive alterations of the currently vacant office (No. 9) and the occupied No.9. The alterations themselves improve the attractiveness of the building to a future occupier by improving the environmental performance of the building.

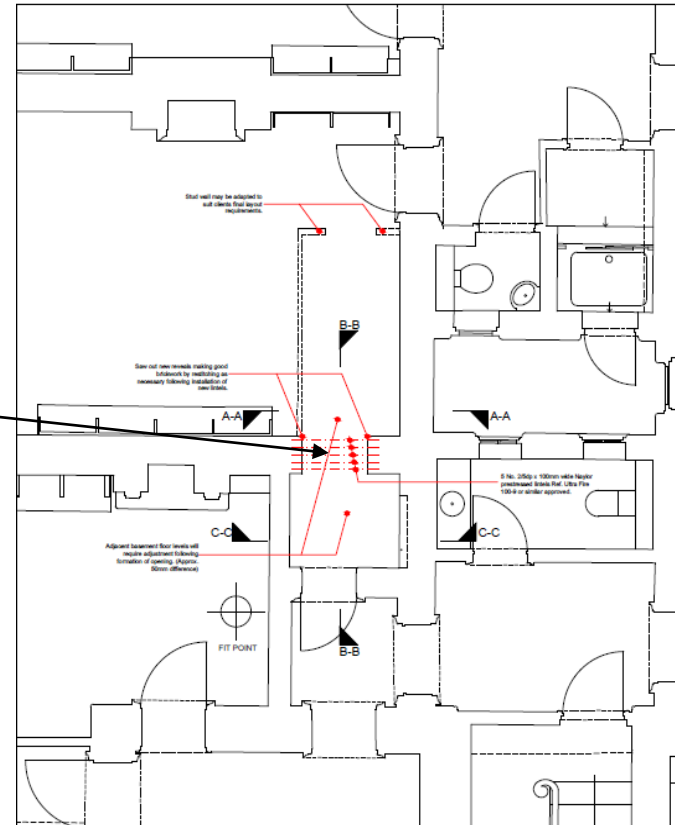
The scope of works also includes items of generally beneficial refurbishment by updating the uneven floor levels.

APPENDIX A

LOCATION OF WALLS TO BE REMOVED



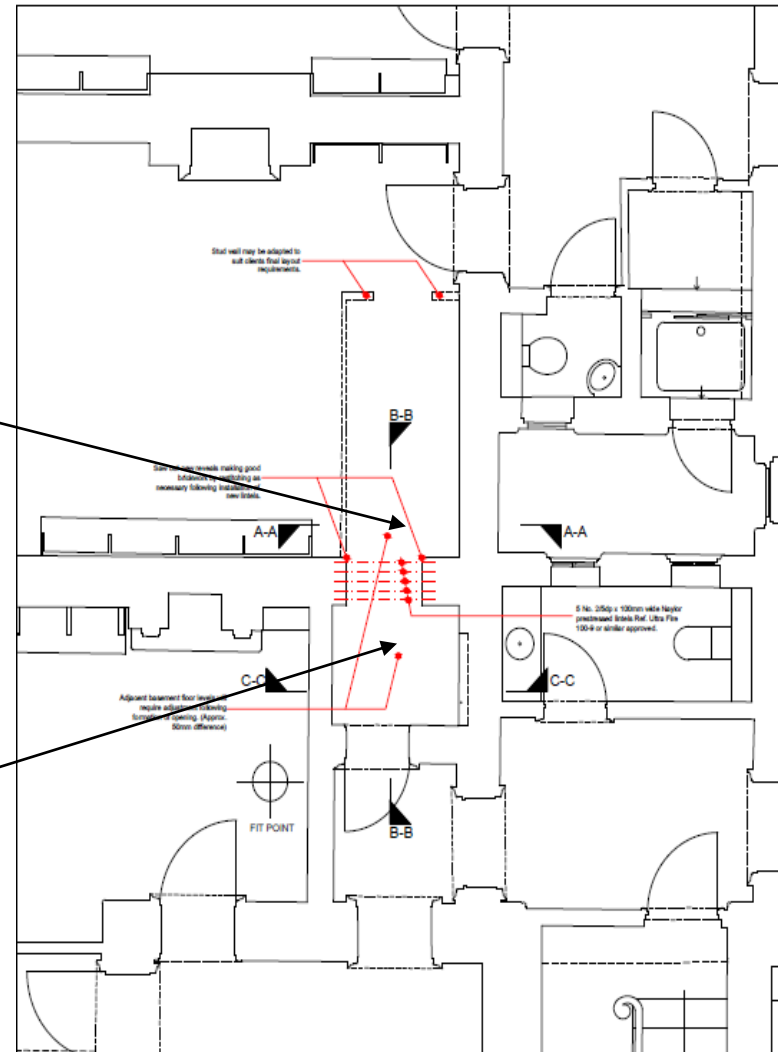
Photograph 1 – Basement Internal door and partition wall in No.9



Photograph 2 – Taken from No.8 Basement Party Wall separating No.8 & No.9 – Proposed Wall to be removed.



Photographs 3 & 4– Adjacent floor levels around proposed opening will require adjustment.



APPENDIX B
HISTORIC ENGLAND

APPENDIX C
STRUCTURAL PLAN & CALCULATIONS