

**DESIGN & ACCESS
STATEMENT &
HERITAGE
STATEMENT**



Relating to
10 Lincoln's Inn Fields
Holborn
London
WC2A 3BP



Version 1
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Project preface

Client name: 1GC Family Law

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Identification photograph



View of the Front Elevation of 10 Lincoln's Inn Fields, London.

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1 Introduction

This document serves to provide supporting evidence for the application referenced PP-10473654 for planning approval for the installation of a front ramp, alterations to front boundary and gate, replacement of front entrance doors and installation of front paving to the front elevation of the property at 10 Lincoln's Inn Fields, London

The proposed scheme is in accordance with a Section 106 Agreement in Planning Application's referenced 2016/5664/P and 2017/6774/P, the agreement is to provide level access. Planning Application reference 2016/5664/P proposals were approved, the proposals consisted of a large refurbishment on the building which included a refurbishment to the existing access ramp. The works to the ramp were not undertaken as part of the 2016/5664/P scheme.

2017/6774/P proposed the removal of the existing access ramp and the construction of a lightwell to the basement area. To fulfil the Section 106 Agreement the scheme was going to provide a platform lift on Roof B travelling from street level to ground level. After the construction phase was completed the lightwell was formed. Due to the potential disruption to the basement office, the Section 106 Agreement was never fulfilled and therefore there is no level access to the property.

2 Justification of the Scheme

At present there is an outstanding Section 106 Agreement that is to provide level access into the property, wheelchair users cannot access the property. After the previous construction works on the property a solution was not found for the two roof areas, two temporary roofs have been installed since the completion of the works in those areas and the basement areas have been suffering from severe water ingress ever since.

In addition, the automated aluminium powder coated double glazed front entrance doors currently open inwards and do not comply with means of escape regulations.

The construction of the lightwell has led to a fire escape from the basement to ground level being installed, this fire escape will not be used in the event of an emergency as the front entrance steel gates are currently blocking access.

Lastly, the first floor Oriel Bay windows are corroded and the finishes are flaking generally, you would expect windows of circa 15 years old to have those defects, you would not expect defects of this kind from 5-year-old windows.

2.1 Proposed Works

Section 106 Agreement (Level Access)

Install a prefabricated steel ramp over the basement lightwell. Access to the ramp will be gained via the opening to Roof A and will then continue to the front entrance doors, a minimum turning circle will be provided at the foot of the ramp. Level access via a ramp has been approved on two previous occasions relating to this property in planning application references 2016/5664/P and 2003/2531/P.

Roof

Removal of existing temporary roofs and making good to original roof structures.

Installing new Bauder hard landscaped roof systems to both roof areas that will allow moderate load. The finish to both areas is to match the pavement finish of Yorkstone paving slabs.

Steel Gates

Removing the existing front entrance steel gates and setting aside to reuse for the gates to the opening of Roof A.

New front entrance steel gates designed to match existing steel gates and also designed as a leaf and half gate to allow access to the current obstructed lightwell fire exit.

First Floor Oriel Bay Windows

Windows to be brushed and rubbed down to original finish in preparation for new powder coating system.

Front Entrance Doors

Removal and replacement of front entrance doors to open outwards and comply with means of escape regulations.

3 Design & Access Statement

3.1 Design

Section 106 Agreement (Level access)

The ramp will be constructed of steel with glazed balustrades and steel handrails. The surface of the ramp/bridge will be again Yorkstone paving to ensure a neutral finish throughout the front area. We have allowed for LED lighting to the underside of the ramp to ensure sufficient lighting to the basement area.

Roof

The Bauder hard landscaped roof system is to be installed to ensure waterproofing and to access benefits such as Bauder warranties and insurance backed guarantees. Both roof areas will be finished with Yorkstone paving to present a neutral finish.

Steel Gates

The existing front entrance steel gates are to be re-used for the adjusted opening to Roof A and new front entrance steel gates are to be designed in line with the existing front entrance gates to create a neutral image to the front elevation.

Oriel Bay Windows

The Oriel windows are to be recoated with a like for like existing finish to ensure minimal impact to the appearance of the building.

Front Entrance Doors

The front entrance doors are to be removed and replaced to match existing specification and finish to ensure minimal impact to the appearance of the building.

External Maintenance

Re-rendering and redecoration has been specified to the front plinth and railings to enhance the image of the building. All new finishes to match existing finishes.

3.2 Layout

No alterations have been made to the layout of the building internally.

Roof A opening will be adjusted to approximately 1500mm to allow access for wheelchair users.

The new ramp will fulfil and provide a solution to the outstanding Section 106 Agreement and will allow access for wheelchair users and have no negative effect on highways or public safety.

3.3 Scale

The scale of the proposed new ramp will have no negative impact on 10 Lincoln's Inn Fields. When taking into context its height and fabric compared to the surrounding areas the impact is minimal.

3.4 Landscaping

There are no landscaping issues associated with the level access works.

3.5 Appearance

The appearance of the building will not change in terms of the adjustments/replacements to the steel gates, front entrance doors and windows. The works taking place to these elements are all like for like designs and will not affect the appearance of the building.

The design and fabric of the ramp is a neutral design and will not affect the appearance of the building.

All the associated components of the ramp will complement the appearance of the surrounding areas.

An enhancement made to the building will be the roof areas which will now be finished in Yorkstone paving.

3.6 Character

The building had a large refurbishment internally and externally in 2016 and 2017.

The most prominent character changes took place through that refurbishment, our scheme is not designed to impact the character.

The purpose of this scheme is to sustain the buildings character and improve the buildings compliance with regulations.

3.7 Access

Level access into the property will now be provided by a ramp over the lightwell, wheelchair users will access the ramp on the left-hand side of the property and will then utilise the roof area (Roof A).

Access into the building will still be provided by steps and the automated front entrance doors.

Fire escape access will now be provided from the lightwell to street level.

4 Heritage Statement

The site is located within the Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn of the Bloomsbury Conservation Area which generally consists of listed buildings. 10 Lincoln's Inn.

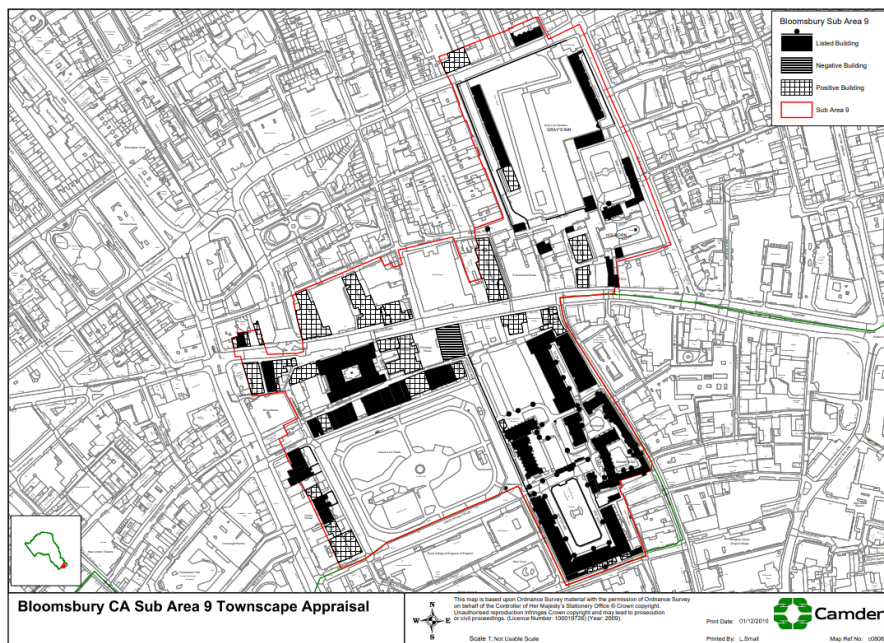
Please see an extract from The Bloomsbury Conservation Area Appraisal and Management Strategy:

"5.149 The north side of the square comprises a row of town houses of different ages and styles, most of which are listed. They tend to occupy narrower plot widths than the properties on the west side. Dating from the early 18th to 20th centuries, the properties range from three to six storeys. The most notable buildings in the row are Nos 12-14 housing Sir John Soane's Museum. Listed grade I, these three linked four storey houses were built and remodelled by Soane, for use as his house, studio and as a museum, over three decades from circa 1792 to 1824. They have a symmetrical grey brick front, with a highly sculpted projecting stone centrepiece.

Also of significance are Nos 17-18, built as offices for Equity and Law Assurance in 1871-72 by the eminent 19th century architect Alfred Waterhouse. Its western neighbour, at No 19, dates from 1868-69, and was designed by Philip Webb.

Of lesser interest are the 20th century buildings at Nos 3-4, 10-11, 20-23 and 29. The later examples, as found at Nos 3-4 by T Saunders Associates (1970-72) and Nos 10-11 by Westwood Piet, Poole and Smart(1983-84), are more consistent with the older town houses, due to the simpler architectural treatment of their brick fronts and their five-storey heights."

The largest constraint is being located on a terrace row with the Grade 1 Listed Sir John Soane Museum and attached railings. If our scheme consisted of character changing works then the priority would be to provide appropriate proposals that do not conflict with this building or the existing appearance of 10 Lincoln's Inn Fields. Our scheme is proposing an amendment to those previous schemes and do not conflict with the character and appearance of those schemes.



5 Conclusions

To conclude, the proposed planning application for 10 Lincoln's Inn Fields acts to provide level access to the property and maintain the appearance and function of the building.

The steel prefabricated ramp is to provide level access into the building and to have neutral finishes to not disrupt the appearance of the building.

The roof systems are to be installed to provide relief of the water ingress issues and to allow moderate traffic for wheelchair users. The Yorkstone paving finish will provide a natural route from the street into the building.

The front entrance steel gates are to be adapted and adjusted and reused to form access to Roof A. The new main entrance gates are to be designed in accordance with the existing set which consists of a 'smile' bar and lock system ensuring no negative impact on the appearance and character of the front elevation.

Automated front entrance doors are to be removed and replaced as they do not comply with Means of Escape Regulations. To be replaced with Automated Powder coated aluminium framed double glazed door to match existing decorate finish.

First floor bay Oriel windows to be stripped back to original structure and recoated with existing finish to ensure no negative effect on appearance and character of the front elevation

6 Photographs



1. 10 Lincoln's Inn Fields Front Elevation.



2. 10 Lincoln's Inn Fields Front Elevation from the pavement.



3. Photo showing Roof B.



4. Photo showing Roof A.



5. Photo showing Front entrance doors not complying with means of escape regulations.



6. Photo showing corrosion and uplifting finishes to the First Floor Oriel Bay Windows.



7. Photo showing the obstructed fire escape from the basement lightwell.



8. Photo showing the current opening to Roof A. This is to be adjusted to comply with the S106 Agreement.



9. Photo showing the lightwell where prefabricated steel ramp will provide level access.

7 Appendices

7.1 Appendix 1 – Design ideas



