

HERITAGE DESIGN AND ACCESS STATEMENT

Project:	Change of Use Planning Applications: <ul style="list-style-type: none">• 3 Verulam Buildings Third Floor North - C3 to E(g)• 1 South Square Second Floor - E(g) to C3 Listed Building Consent for minor internal alterations <ul style="list-style-type: none">• 1 South Square Second Floor	Ref: HK 2252/3.1
Applicant:	The Honourable Society of Gray's Inn	
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Date:	24th October 2024	

INTRODUCTION

These applications are for Planning Consent for change of use to swap the usage of No 3 Verulam Buildings Third floor North, currently classified as C3 Dwellinghouse, with 1 South Square Second Floor currently classified as E(g)(i) Office.

In respect of 1 South Square Second Floor, application is also being made for Listed Building Consent to carry out minor alterations to the plan layout.

BACKGROUND

The driver for the proposed usage swap is a requirement for additional office space from the existing commercial tenant of the lower floors of 3 Verulam Buildings who currently occupy the basement, ground, first and second floors.

This could be conveniently met by taking the vacant residential flat above. This also has security and operational advantages as the common parts would then only be accessed by one tenant allowing unrestricted access between floors with access control at the main entrance door.

In order to maintain the number of residential units, it is proposed to turn the current office space at 1 South Square Second Floor into a residential unit. Both units are of a similar size, layout and quality. The location and outlook of 1 South Square Second floor is arguably more attractive to a residential occupier than 3 Verulam Buildings Third Floor North.

Both buildings are listed Grade II and both are currently mixed use. The proposed use swap will provide an existing commercial tenant with the required additional space allowing them to remain in their current premises at the Inn within Camden.

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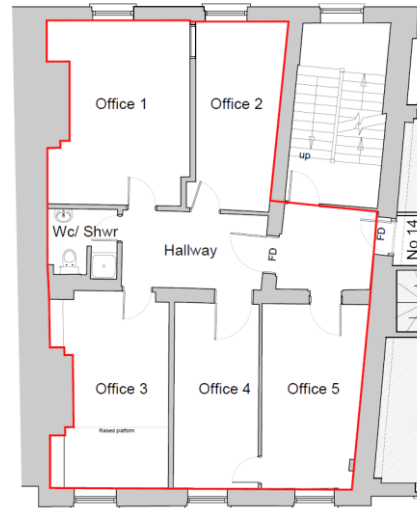
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EXISTING USE PLAN LAYOUTS



Grays Inn Road



No 3 Verulam Buildings Third Floor North

No 1 South Square Second Floor

PROPOSALS

PP-13511956 - 3 Verulam Buildings Third Floor North (Drawing No HK 2299 / 01.002)

The application relates to Change of Use only. No physical alterations are proposed and the unit will be occupied as cellular offices as per the existing plan layout.

PP-13512285 - 1 South Square Second Floor (Drawing No HK 2299 / 01.001)

The application relates to Change of Use and Listed Building Consent for minor plan alterations including the installation of a kitchen and refitting of the existing bathroom.

The current plan layout with 3 rooms (offices 3, 4 & 5) on the north side of the building is not original and these would originally have been one large room. Similarly, the entrance lobby which has been partitioned off from the original staircase enclosure.

It is proposed to remove the modern sub-dividing partition between Office 4 & 5 in order to create a larger living room. The doorway from the current entrance lobby into former Office 5 will be infilled and the non-original stair lobby partition removed. These alterations enable the existing secondary means of escape from the adjacent building (14 South Square) to discharge directly into the protected stair rather than into an adjacent tenancy.

The existing raised platform in Office 4 will be removed and former office 2 will be refitted as a kitchen utilising an existing soil stack buried in the external wall which serves the flat above.

IMPACT

There will be no change to the number, size or quality of residential and commercial units. As such the proposals will maintain the number of available housing units within the Borough.

The proposed internal alterations to 1 South Square second floor are minimal and the removal of later partitions and the raised area of flooring together with general repair of the fabric will enhance the character and appearance of the listed building.

ACCESS STATEMENT

Both units are situated on the upper floors of the respective buildings without lift access. The listed status and historic planform of the buildings precludes the possibility of installing a lift. As such neither unit is accessible to those unable to manage the stairs.

Following change of use of 3 Verulam Buildings Third Floor North, the building will be occupied by a single commercial tenant and provision is already provided by the tenant to accommodate mobility impaired staff or visitors at Ground Floor level.

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24th October 2024