

HERITAGE STATEMENT

Project:	Change of Use Planning Application: <ul style="list-style-type: none">• 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:	7th November 2024 – Rev B	

INTRODUCTION

This Heritage Statement is prepared in support of the applications for Planning and Listed Building Consent for change of use and minor alterations to the Plan layout of 1 South Square Second Floor from E(g)(i) Office to C3 Dwellinghouse.

LISTING DESCRIPTION

TQ3181NW GRAY'S INN 798-1/102/641 (South side) 24/10/51 South Square No.1

GV II

Terraced chambers. c1759. Brown brick with red brick quoins and dressings. Red brick bands between floors. Tiled mansard roof with dormers. 3 storeys and attic. 3 windows. Stone doorcase with consoles and broken segmental pediment with ball in centre. Gauged red brick flat arches to recessed sash windows. Parapet. Lead rainwater pipes and heads with gilded lions. INTERIOR: staircase with closed string, turned balusters and columned newels. Some panelled rooms.

HISTORIC PLAN CHANGES

It is clear from visual inspection and archival research that the internal layout has been reconfigured on more than one occasion.

The Second floor does not contain any of the panelled rooms referred to in the listing description.

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PROPOSALS

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 (installed we understand so that the office occupants casters didn't keep rolling away from their desk due to the slope on the floor) will be removed.

Office 2 will be refitted as a kitchen utilising an existing soil stack buried in the external wall which serves the flat above.

ANALYSIS

It is clear from the archive drawings and visual inspection that other than the staircase enclosure and the main east-west wall, all of the other partitioning dates from June 1971 or later including the door opening which it is proposed to block.

There is also planning evidence that the rear wall of the property was rebuilt c.1979 (HB2231 dated 8 October 1979) although no details are available of the extent, which date is contemporary with the Vigers survey lease plan.

The 1971 planning drawing refers to new cornicing and doors and visual inspection confirms this and use of plasterboard partitions.

The typical plan layout for eighteenth century barrister's chambers comprises a room for the Clerk, a room for the Barrister plus a secure storeroom and it is likely that originally office 1 and 2 formed the Clerks office, Offices 3, 4 and 5 formed the Barristers office with the secure store room at the end of the current hallway in the area of the WC. This hypothesis is supported by the fact that there are only two chimney breasts/fireplaces, each would have served a single large room.

As such, neither the current or 1971 / 1979 archive layouts is considered to reflect the original plan form of the building.

IMPACT

The proposed alterations to the plan, by combining two narrow rooms, will provide a better proportioned main room. Re-instatement of the original stair enclosure and infilling the additional door opening will restore that space. Removal of the floor platform, office lighting and general repair and redecoration will enhance the quality of all the spaces.

In Summary:

- The current second floor plan form is not original.
- The proposed alterations involve no loss of historic fabric
- The proposed alterations will improve the character and appearance of the spaces

The proposals will therefore have no impact on the significance of the building which will be maintained.

PHOTOGRAPHS OF AREAS FOR CHANGE



Existing Lobby partitioned off Stair Enclosure showing partition to be removed on right and door to be infilled on left. Door straight ahead will be entrance to Flat. Both doors to be removed are flush doors.



Existing Lobby partitioned off Stair Enclosure showing partition to be removed straight ahead



Office 5 looking south showing flush door to be infilled straight ahead and stud wall to left to be removed.



Office 5 looking north showing other end of wall to be removed on right



Office 3 – Platform to be removed.



Office 2 – to be fitted out as kitchen

Prepared by Richard Young Architect RIBA
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