

## HERITAGE DESIGN AND ACCESS STATEMENT

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<b>Project:</b>	<b>Change of Use Planning Applications:</b> <ul style="list-style-type: none"><li>• <b>PP-13932185</b> 3 Verulam Buildings Third Floor South - C3 to E(g)</li><li>• <b>PP-13934020</b> 10A South Square Lower Ground South - E(g) to C3</li></ul>	<b>Ref: HK 2306/3.1</b>
<b>Applicant:</b>	The Honourable Society of Gray's Inn	
<b>Content:</b>	Introduction Background Existing Use Plan Layouts Proposals Heritage Statement (in respect of 3 Verulam Buildings Third Floor South) Impact Access Statement	
<b>Date:</b>	<b>8<sup>th</sup> April 2025</b>	

### INTRODUCTION

These applications are for Planning Consent for change of use to swap the usage of No 3 Verulam Buildings Third floor South, currently classified as C3 Dwellinghouse, with 10A South Square Lower Ground Floor South currently classified as E(g)(i) Office.

### BACKGROUND

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

This could be conveniently met by taking the remaining residential flat in this building. 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 commercial space at 10A South Square Lower Ground Floor south into a residential unit.

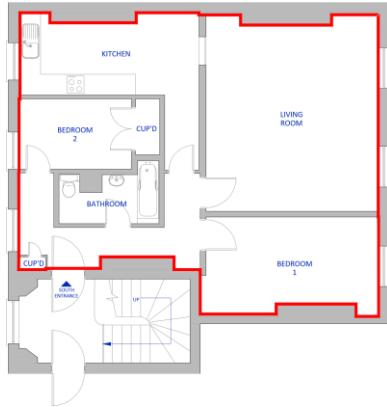
3 Verulam Buildings is listed Grade II but no physical alterations are proposed in connection with the change of use. The proposed use swap will provide the existing commercial tenant in the building with the additional space allowing them to remain in their current premises at the Inn within Camden. .

ARCHITECTS / DESIGNERS / HISTORIC BUILDING SPECIALISTS

5 Port House / Square Rigger Row / Plantation Wharf / London SW11 3TY  
Tel +44 (0)20 7471 8000 / mail@ghkarchitects.co.uk / www.ghkarchitects.co.uk

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## EXISTING USE PLAN LAYOUTS



**No 3 Verulam Buildings  
Third Floor South (89m²)**



**No 10A South Square  
Lower Ground South (102m²)**

## PROPOSALS

### **PP-13932184 No 3 Verulam Buildings Third Floor South** Change of Use application

No physical alterations are proposed and the unit will be occupied as cellular offices as per the existing plan layout.

### **PP-13934020 No 10A South Square Lower Ground Floor South** Change of Use application

10A South Square is not listed and the minor internal alterations required for residential occupation do not, in themselves, require planning consent. However, the proposed plan layout is shown below to demonstrate that the standard of the proposed residential accommodation will exceed that being lost at 3 Verulam Buildings.



**No 10A South Square  
Lower Ground South – Proposed Layout**

## **HERITAGE STATEMENT (in respect of 3 Verulam Buildings Third Floor South)**

### **Listing Description**

*TQ3081NE GRAY'S INN 798-1/101/643 (East side) 24/10/51 Verulam Buildings Nos. 1-5 and attached railings*

*GV II*

*5 terraced chambers. 1803 (Nos 1, 2 & 3), 1811 (Nos 4 & 5). Multi-coloured stock brick. 4 storeys and basements. 7 windows each. Nos 4 & 5 slightly projecting. Entrances with semicircular arches, key-stones and impost blocks. Gauged red brick flat arches to recessed sash windows. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.*

### **Detailed Proposal**

The application relates to Change of Use only.

The existing building is currently mixed use with basement, ground, first, second and third floor north floors already occupied as Barristers chambers.

This application is to extend that use to the third floor south of the building.

No physical alterations are proposed.

The rooms will be occupied as cellular offices for individual barristers and as such will be furnished much as would be a domestic study.

### **Listed Building Impact**

The proposed change of use of 3 Verulam Buildings Third Floor South will have no impact on the character, appearance or significance of the listed building.

### **IMPACT**

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

The unit to be provided at 10A South Square is larger than that at 3 Verulam Buildings and will provide three rather than two bedrooms plus a second bathroom. This and being located at lower ground floor rather than third floor level (with no lift), it will have enhanced appeal to a wider market including the mobility impaired and family occupiers.

## **ACCESS STATEMENT**

The residential flat at 3 Verulam Buildings is situated on the top floor of the building without lift access. The listed status and historic planform of the buildings precludes the possibility of installing a lift. As such it is not accessible to those unable to manage the stairs.

Following change of use of 3 Verulam Buildings Third Floor South, 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.

Whilst No 10A South Square does have a lift, access from the street is at a half level so level access to any floor is not possible. However, the replacement residential accommodation, being located at lower ground floor level is reached by many fewer steps than that at 3 Verulam Buildings so is more easily accessible for the mobility impaired or young families with buggies etc.

Prepared by Richard Young Architect RIBA  
8<sup>th</sup> April 2025.