

## HERITAGE DESIGN AND ACCESS STATEMENT

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<b>Project:</b>	<b>Change of Use Planning Application and Listed Building Consent for internal alterations:</b> <ul style="list-style-type: none"><li>• <b>PP-14041377</b> 1 Gray's Inn Square Second Floor North - E(g)(i) to C3</li></ul> <b>Change of Use Planning Application:</b> <ul style="list-style-type: none"><li>• <b>PP-14041706</b> 4 Verulam Buildings Third Floor South - C3 to E(g)(i)</li></ul>	<b>Ref: HK 2307/3.1</b>
<b>Applicant:</b>	The Honourable Society of Gray's Inn	
<b>Content:</b>	INTRODUCTION BACKGROUND EXISTING USE PLAN LAYOUTS PROPOSALS HERITAGE STATEMENT including Listing Descriptions, Detailed Proposals, Historic Building Analysis and Listed Building Impact) IMPACT ACCESS STATEMENT	
<b>Date:</b>	<b>22<sup>nd</sup> May 2025</b>	

### INTRODUCTION

These applications are for Planning Consent for change of use to swop the usage of 1 Gray's Inn Square Second floor north, currently classified as E(g)(i) Office with No 4 Verulam Buildings Third floor South, currently classified as C3 Dwellinghouse.

In respect of 1 Gray's Inn Square, application is also made for Listed Building Consent for the necessary internal alterations to allow use as a residential flat.

### BACKGROUND

The driver for the proposed usage swop is a requirement for further additional office space from the existing commercial tenant within 4 Verulam Buildings who currently occupy other commercial units within the building. This requirement could be conveniently met by taking a residential flat in this building.

In order to maintain the number of residential units, it is proposed to turn the current vacant commercial space at 1 Gray's Inn Square Second Floor north into a residential unit.

Both buildings are listed. However, no physical alterations are proposed in connection with the change of use to the existing residential unit at 4 Verulam Buildings Third Floor so that application is for Planning Consent for Change of Use only.

In respect of the existing commercial unit at 1 Gray's Inn Square Second Floor North, the application is for both Change of Use and Listed Building Consent for the necessary internal alterations.

## EXISTING USE PLAN LAYOUTS



**No 1 Gray's Inn Square  
Second Floor North (95.66m<sup>2</sup>)**

**No 4 Verulam Buildings  
Third Floor South (90.67m<sup>2</sup>)**

## PROPOSALS

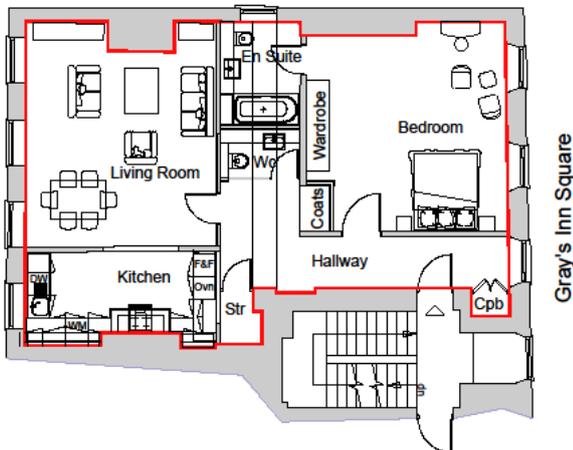
**PP-14041377 No 1 Gray's Inn Square Second Floor North**  
Change of Use application and Listed Building Consent application

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

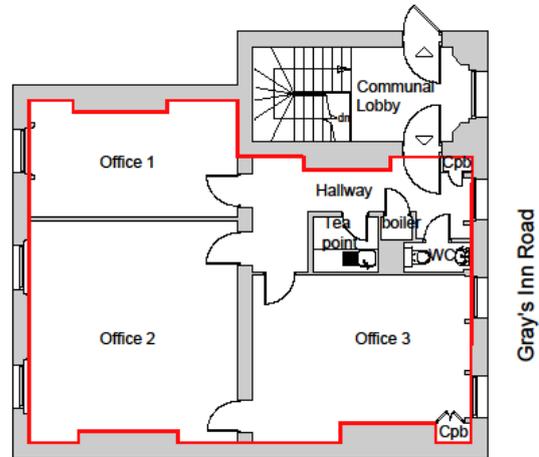
**PP- 14041706 No 4 Verulam Buildings Third Floor South**  
Change of Use application

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

The new uses for both buildings and plan alterations to No 1 Second Floor North are illustrated overleaf.



**No 1 Gray's Inn Square Second Floor North Proposed Use and Alterations**



**No 4 Verulam Buildings Third Floor South Proposed Use (No layout alterations)**

## HERITAGE STATEMENT

### Listing Descriptions

#### **1 Gray's Inn Square and attached Railings** TQ3181NW 798-1/102/632

*CAMDEN GRAY'S INN (West side) Gray's Inn Square No.1 and attached railings 24/10/51 GV II\* Terraced chambers. c1676, restored c1948. Brown brick with red brick dressings. Brick bands between floors. Tiled roof. Four storeys and cellar. Double-fronted with eight windows. Stone doorcase with consoles and broken segmental pediment with ball in centre. Gauged red brick flat arches and dressings to flush frame windows with boxing and glazing bars. Wood block bracketed eaves cornice.*

*INTERIOR: panelled with wood cornice and turned balusters with square newels to dog-leg stairs.*

*SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to rear..*

#### **1-5 Verulam Buildings and attached railings** 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.*

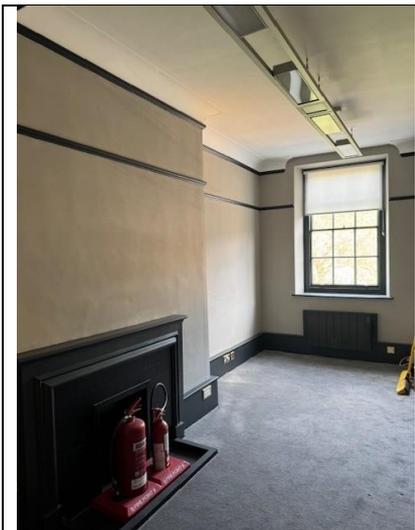
**Detailed Proposals / Historic Building Analysis**

**1 Gray's Inn Square Second Floor North**

The current plan layout is as shown on the Vigers lease plans dated November 1979 but is not considered to be original. In particular, it is evident that original rooms at both front and rear have been sub-divided and a longstanding member of the Inn remembers visiting this set of chambers when there was just a single large room to the rear and a narrow corridor between front and rear.

Given that the adjacent buildings were destroyed in wartime bombing, it is likely that No 1 suffered significant damage. The listing description notes that the building was restored in 1948 and it is likely that the plan layout was altered at that time (before subsequent listing in 1951).

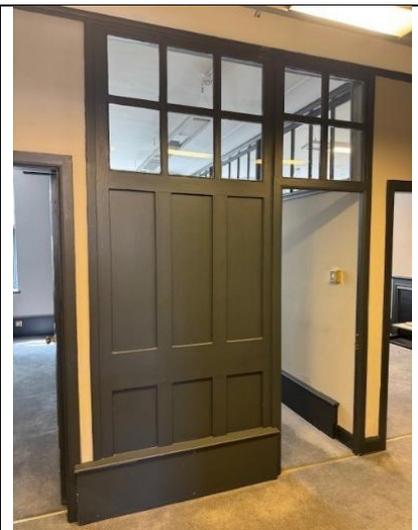
The internal detailing at second floor level illustrated below including fire surrounds and coved cornice suggests this area was largely rebuilt, with subsequent sub-division of rooms at a later date. It does appear that an original partly glazed partition has been reused as the entrance to office 2. This partition most likely originally formed the entrance/wall to a document storage room in the area now occupied by the Teapoint/WC looking into the lightwell and thus providing borrowed light to the centre of the original plan layout.



Office 4



Entrance Corridor



Office 2 Screen



Office 1



Teapoint & WC

Although the listing description for No 1 Gray's Inn Square refers to panelled interiors with wood cornice, there are no panelled rooms at this level. As an aside, the panelling to the first floor rooms below, whilst of period origin, appears to have come from another building and been modified to fit, probably during the 1948 restoration (possibly salvaged from the demolished adjacent terrace).

There are no planning records available on Camden website to provide evidence of any previous layout or applications for listed building consent since listing in 1952. (it is possible that Camden historic LB records are incomplete as early applications would have been dealt with by the Historic Buildings and Monuments Commission at the time).

The proposals remove the partitions sub-dividing Offices 1&2 and 4&5 to re-instate as single rooms (albeit as noted above it is not considered that the remaining partition between the rear rooms is exactly on the line of the original wall between the two rear rooms).

The existing WC and Teapoint are re-instated as a single room and fitted out as a bathroom with a separate WC in front. The glazed partition currently fronting the Office 2 will be re-used as the wall between the WC and Hall which approximates to its likely original position.

The other unit on this floor at second floor south is already a residential flat so the proposed change of use of second floor north will result in solely residential use at this level which is beneficial in terms of neighbour impact.

#### **4 Verulam Buildings Third Floor South**

The application relates to Change of Use only.

No physical alterations to the building plan or fabric are proposed.

Changes are limited to the removal of the kitchen units from Office 3 and removal of the bathroom fittings and refitting as a teapoint. These changes do not require Listed Building Consent.

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

This application is to extend commercial use to the unit at Third Floor South.

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 4 Verulam Buildings Third Floor South will have no impact on the character, appearance or significance of the listed building.

The proposed alterations to 1 South Square will restore the proportions of original rooms and the location of the glazed screen thus contributing positively to the character and appearance of the building. Similarly, the removal of office lighting fittings.

## **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 1 South square is similar in size to that at 4 Verulam Buildings

## **ACCESS STATEMENT**

Both the existing and proposed residential flats 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 is accessible to those unable to manage the stairs; there will therefore be no change to the access status as a result of the proposed swap.

Following change of use of 4 Verulam Buildings Third Floor South, all office space 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.

Prepared by Richard Young Architect RIBA  
22<sup>nd</sup> May 2025.