

HISTORIC BUILDING IMPACT ASSESSMENT

67 GRAYS INN ROAD

1.1 Introduction

The purpose of this document is to provide a Historic Building Impact Assessment for the proposed refurbishment of the ground floor and basement accommodation at 67 Grays' Inn Road London WC1.

1.2 Historic Background

67 Gray's Inn Road is situated in, London. It was built around 1790 and forms part of an existing terrace dating from a similar period. The building was listed as a group including 63 to 69 in 1999 by The London Borough of Camden the building is constructed of multi-coloured stock brick with slated mansard roofs with dormers. 3 stories comprising attic and basements. The upper floors have gauged brick flat arches to recessed sashes; 1st floor set in shallow round-arched recesses linked by stucco impost bands.

1.3 Designation

The building is listed as Grade II. There have been many alterations to the building. The rear yard area as received a lightweight infill and much of internal features at ground and basement level have been removed. Within the last 20 years the front elevation was rebuilt matching the adjacent properties including the main roof, however this along with the single storey annex roof is in a poor state of repair and will require extensive remedial works.

1.4 Context of the Project

The property has been vacant for some time therefore it is intended to refurbish the ground and basement to allow the property to be a viable commercially and prolong its life by carrying out essential structural and maintenance works to the roof. The works will also ensure that the building meets current DDA regulations by the addition of ramped access and a Accessible WC at ground level. The introduction of a lightwell will allow natural light into the basement reducing the need for artificial light therefore reducing the environmental impact of the building. As the ground floor as been extensively altered in its past it is our opinion that these alterations will not impact on the overall character of the Ground/Basement or the building as a whole. It is also planned to offer minimum external intervention and or impact.

1.5 Building Assessment

1.5.1 Background

Refer to drawing 3959/202.

The intention of the project is to take the existing dilapidated commercial property, and design a modern commercial space incorporating current design standards which will provide suitable accommodation for the local business community and prolong the useful life of the property.

1.5.2 **Existing Conditions**

A review of the existing ground floor and basement concluded that the existing details such as timber panelling separating the front entrance to the residential entrance and the window and boiler in the basement are deemed as having historical status and are to remain. Original timber four panelled doors will be re-used wherever possible.

It is intended to remove the left hand wall of the rear addition and remove the existing roof to create a larger office. The materials are intended to match those of the external elements of the existing building.

1.6 **Summary**

This historic building impact assessment only refers to the ground and basement accommodation as identified on the ground floor plan, see Section 1.5

The current area is vacant but was recently used as a Betting Office.

Little historic or items of heritage are present within the specified areas.

The design team expects to provide further on going information and engage in dialogue with the London Borough of Camden's Planners and Conservation team as the design progresses.

20th April 2009
Carlile Associates