

238a Grays Inn Road, London, WC1X 8HB
Heritage Statement

Introduction

The scheme concerns sympathetic repairs and renovation of the dilapidated single story commercial building located at 238a Grays Inn Road, London, WC1X. This Heritage Statement is provided as additional information to accompany the Listed Building consent application.

The existing building & site

The building was formally part of a hospital and most recently was a bed makers and café. It has been vacant for ten years. It was built c.1820-1826 by N Stallwood and Grade II listed on the 26th February 1970 and is noted for its round-arched door and windows, channelled stucco, vermiculated voussoirs. The cast iron canopy is a later addition. (Historic England List entry number: 1244306).

Important building features

The main area of significance is the building's façade including:

- Round-arched door and windows
- Channelled stucco with vermiculated voussoirs



Front elevation

The interior has been mostly changed with modern partitions and timber panelling. The floor tiles (below the existing modern flooring) may be of some historic interest.

Impact of the proposal

The scheme proposed has been considered in terms of limiting the effect on the building whilst looking to return it to useful life. Commercial use is seen as the best viable proposal and is consistent with its previous use. The only unavoidable change is to replace the existing defective modern roof and rooflight, which is not visible from street level, but we intend to use appropriate materials in a sensitive manner.

The alterations to the interior affect only modern features.



Asphalt flat roof

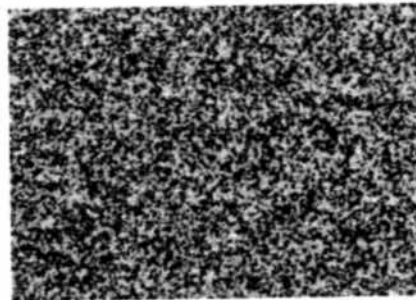


Metal single glazed rooflight

Elements of proposed work

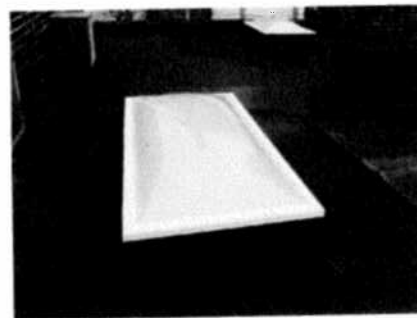
Roof

Two component, cold liquid applied solvent-free waterproofing system based on polyurethane resin that forms permanently elastic, seamless, membrane with a coloured quartz finish. (PIR insulated to current regulations).



Rooflight

Polycarbonate rooflight with triple-skin polycarbonate sheet. Manually operated opening vent.



Internal Partitions

Gypsum plasterboard partition with Isowool insulation.
New ogee style timber skirting boards to match the existing.



Internal Doors

Timber panelled door.



Conclusion

During pre-application discussions with Alan Wito we discussed a variety of roof treatments and solutions, as well as discussing repairs that are necessary. This process has, we believe, resulted in the best possible solution to being the building back to life.

