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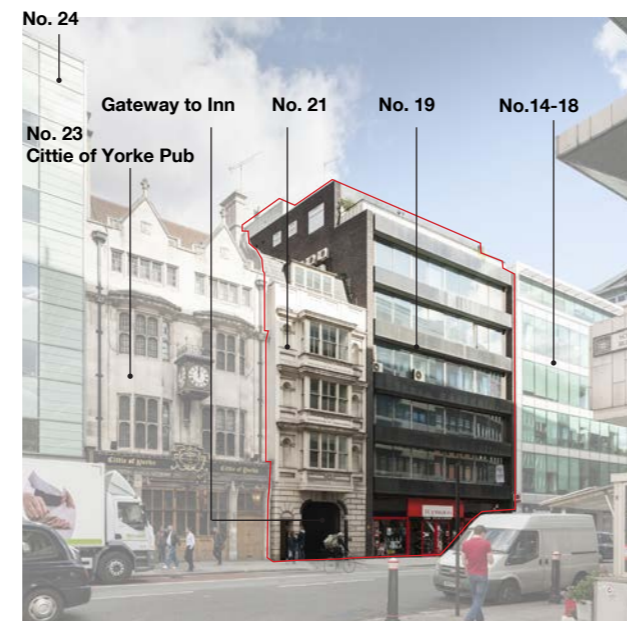
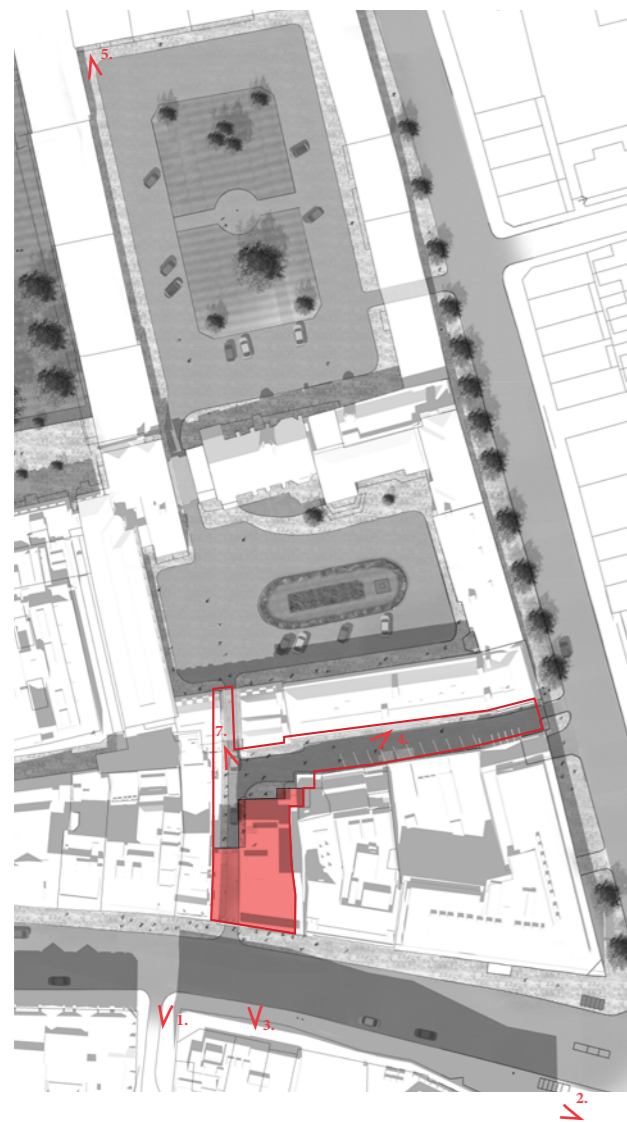
THE SITE

2.3.1 SITE DESCRIPTION

The application boundary is located at the very south end of the Gray's Inn Estate and forms the threshold and gateway between the Inn and High Holborn. It consists of the 5-storey grade II listed No.21 High Holborn, the historic gateway to the Inn which shares a contiguous floor plate with the 1960s built 7-storey No. 19 High Holborn. Though originally built in 16th Century No 21 was completely rebuilt at the time of No. 19's construction as it slipped into its foundations and collapsed.

At ground and basement levels of No19 is a retail unit currently tenanted by Ryman stationers and the Post Office. A door to the eastern edge of the High Holborn facade gives access to the retail office space at basement floor.

Beneath No. 21 is the gateway and main entrance to the Inn for both pedestrians and vehicles. This runs along the western edge of the rear of No.19 where an office entrance gives access to offices/ barristers' chambers at first to 5th floors. At 6th floor is short term accommodation available to members of the Inn. A porters' lodge is located at ground floor of the rear of No.19 from which access to the rest of the Inn is through an archway into South Square. Directly to the rear of the No.19 a service road known as the Paddock which exits to Gray's Inn Road and forms part of the application site.



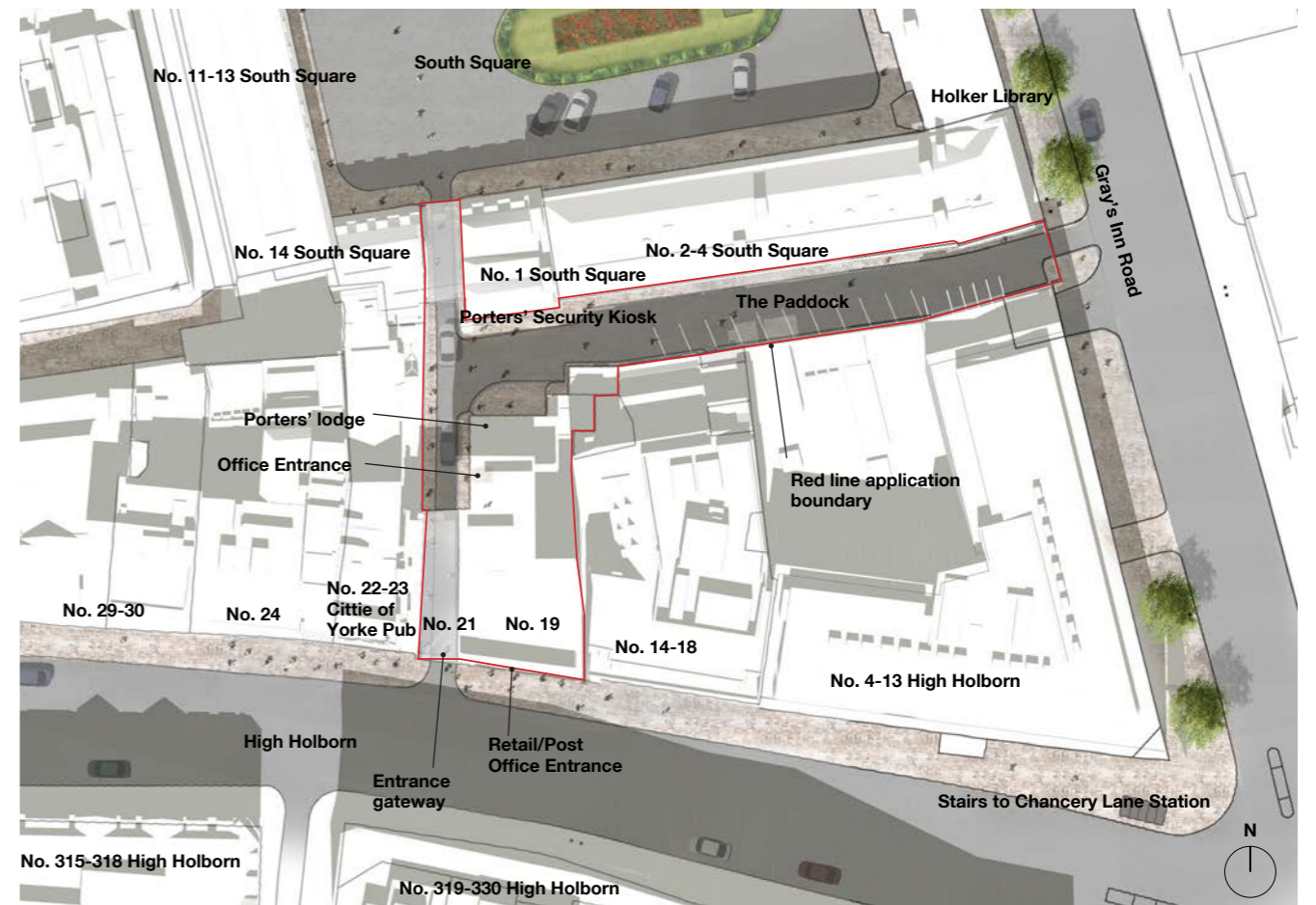
South side of site. No. 19-21 High Holborn



No. 19-21 High Holborn. Looking west down High Holborn



No. 19-21 High Holborn. Looking from south side of High Holborn



Plan of application site

Rear of No. 14-18

Rear of No. 24



Rear of No. 19 High Holborn with No. 14-18 in foreground

The Hall



Rear of No. 19 High Holborn viewed from Gray's Inn Square between The Hall and No. 14 South Square

Rear facade of No. 21



Office Entrance

Porters' Accommodation

Rear of No. 19 (to left) and No. 21 High Holborn with archway through to High Holborn



No. 19-21 High Holborn. Looking east down High Holborn

2.4

APPRAISAL OF EXISTING BUILDINGS

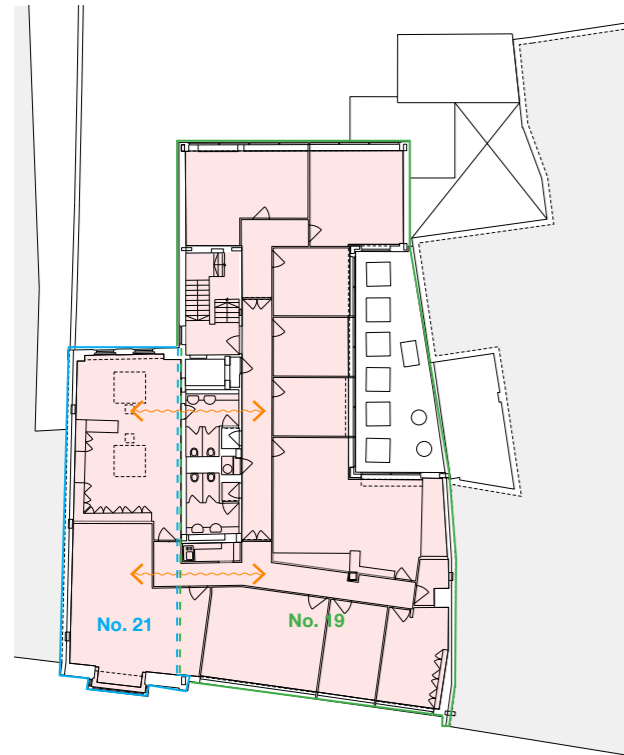
2.4.1 HIGH HOLBORN ELEVATION

The listed No. 21 High Holborn though dating back to the 16th C was rebuilt in the 1960s during the building of No. 19 and as thus the two buildings share a contiguous floor plate and structural concrete frame with hollow pot concrete slabs.

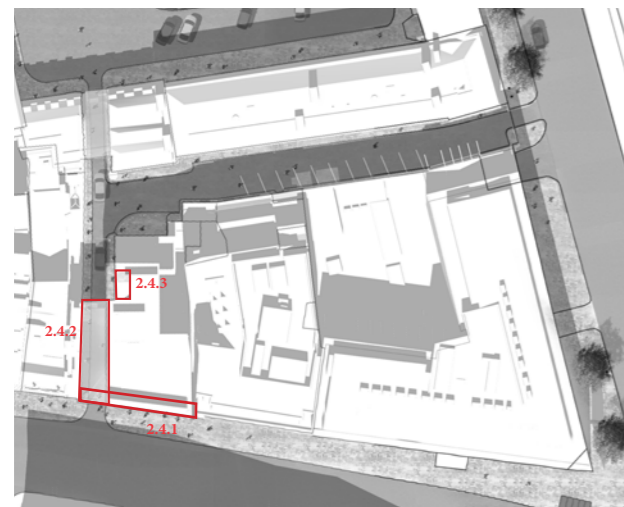
The stuccoed facade of No. 21 is now worn and in need of cleaning and light refurbishment. The windows are single glazed plain timber sashes and in places have been installed with secondary glazing to meet insulation need. The 4th floor mansard roof is not original to the gatehouse, and its slate tiles are in need of repair.

The listed gatehouse forms a cohesive pair with the neighbouring grade II listed Cittie of Yorke pub to its west. The two buildings are some of the few remaining buildings of this scale along High Holborn and though their context has changed to the 6-8 storey scale of its neighbours, and remain a unified pair of historically important buildings. The 1960's designed No. 19 with its dark aesthetic of engineered brick and dark stone horizontal cladding are not particularly sensitive to the lighter materiality of the two listed buildings and its scale in keeping with other buildings on High Holborn dwarfs its listed neighbours.

No. 19 is now in need of modernisation to meet modern office ventilation and heating standards. Piecemeal mechanical vent installations cover parts of the south and west elevations of No. 19 creating a insensitive backdrop to the silhouette of the listed building in views down High Holborn. Its retail frontage dating back to the late 1980s is also in need of modernisation and to be in keeping with the buildings prominent position on High Holborn.



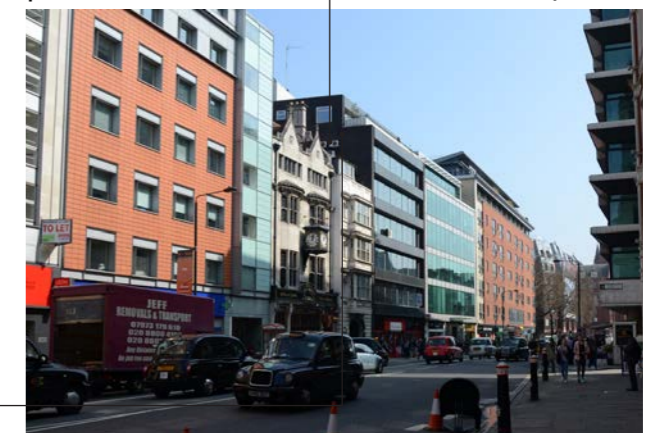
No. 19 and 21 share a contiguous floor plate from 1st to 4th floors



Dated No. 19 High Holborn facade built in 1960's



Stained and timeworn No. 21 High Holborn facade



No. 19 and 21 in the context of High Holborn

Dark aesthetic of stone cladding and engineered brick unsympathetic with light stucco and stone façades of listed No. 19 and Cittie of Yorke pub

Single glazed windows

Stuccoed facade of No. 21 in need of refurbishment

Ventilation plant and dark brick forms cluttered backdrop to listed buildings

Retro-fitted mechanical plant

Retro-fitted mechanical plant

2.4.2 HIGH HOLBORN INN ENTRANCE



Unwelcoming primary entrance into Gray's Inn

Timber entrance gate

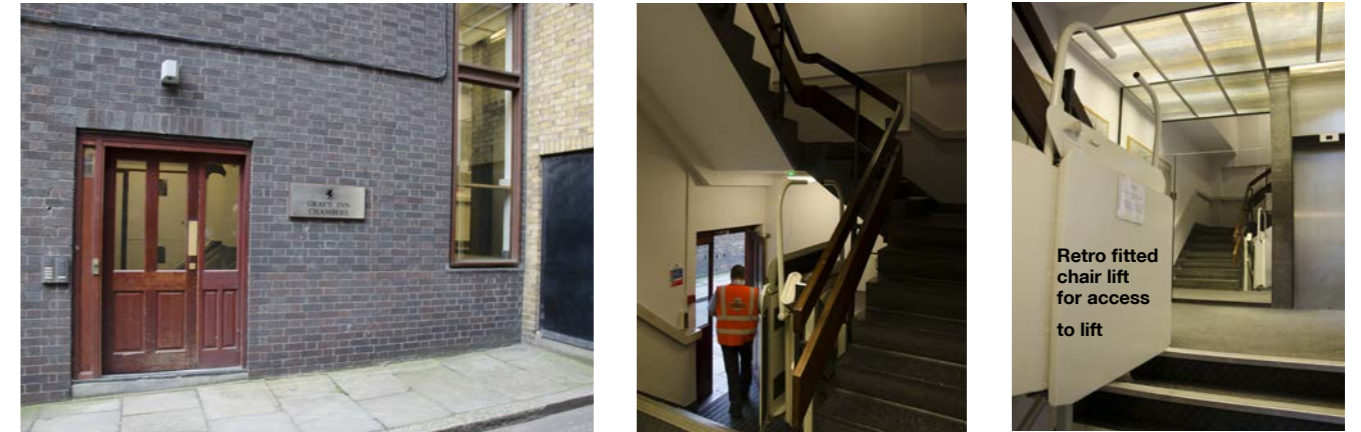
The archway beneath No. 21 has been the entrance between the Inn and High Holborn since the late 16th century. Though the adjacent buildings have changed significantly over time, this linking passageway remains the primary access onto the Inn for both pedestrians and vehicles. It has become rundown with worn plastered walls and poor lighting. The large timber gate used to close the Inn after hours is worn and in need of general repair and refurbishment.

Despite the worn state, the gateway retains a medieval character appropriate to the Inn and in keeping with numerous other gateways across the Inn including the one linking to South Square, between South and Gray's Inn Squares, and between Gray's Inn Square and Gray's Inn Road. These other gateways offer a more varied and have a refined treatment through the use of pilasters and soffit mouldings. The opportunity exists to improve the treatment and lighting to ensure this entrance is more befitting of its use as one of the main entrances into the Inn.



Entrance archway looking south from within the Inn

2.4.3 CHAMBERS OFFICE ENTRANCE



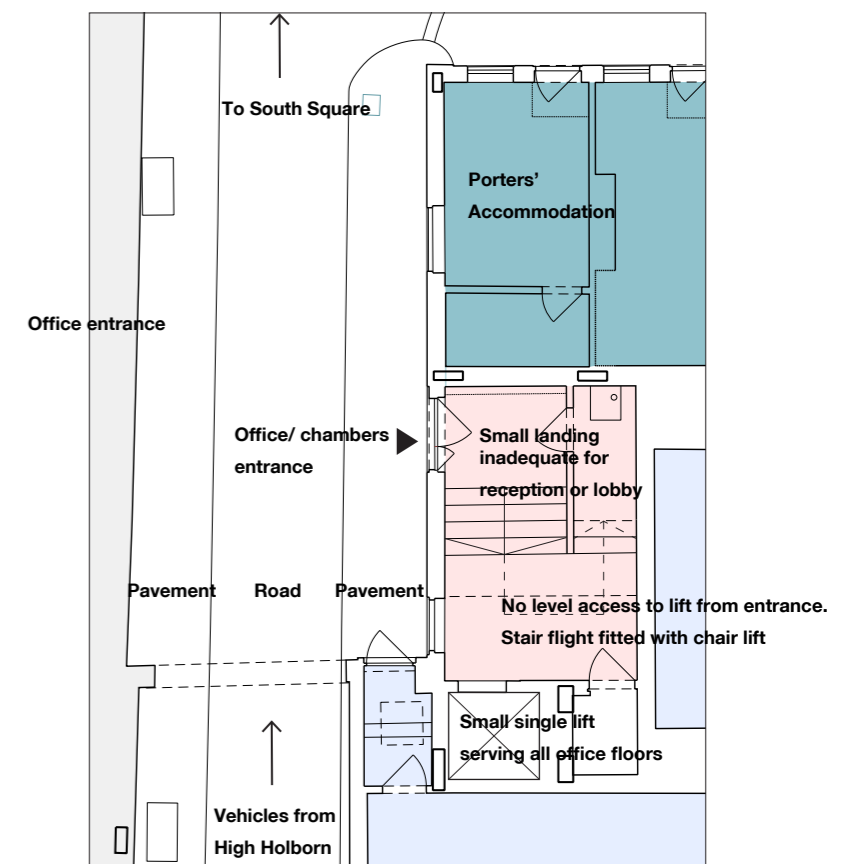
Office entrance

Ground floor stair at office entrance. No level access to lift

First to fifth floors of No. 19 and 21 are currently used as barristers chambers and commercial office space. The chambers are accessed through the entrance at the western side of the rear of No. 19 through a small subtly marked entrance door controlled through an intercom system. The entrance leads to a small stair landing connected but not separated from the stair. From the lobby one is required to ascend a short flight of stairs before gaining access to the small single lift serving the floors above. As such there is no level access into the lift core and the stair has been retro fitted with a chair lift.

The small poorly lit entrance fitted with stair lift creates an unwelcome entry without any space for a receptionist or lobby space ordinarily associated with this type of commercial office space.

Though accessed from a small pavement, there is little separation between pedestrian and vehicle access into the Inn. To access the office entrance one needs to cross the narrow road, and those exiting have a small blind spot to cars entering from High Holborn with no demarcated pedestrian way across the road.



Ground floor plan extract showing office entrance

2.4

Paddock

Immediately to the north of No. 19 a service road runs east connecting to Gray's Inn Road. It serves a variety of functions. Along with the exit from Gray's Inn Road it is one of the exits from the Inn. It is used as a service road only for the Post Office at No. 19 which uses the service door onto the Paddock. The retail unit is served from High Holborn. The Paddock also has a number of final emergency exits from neighbouring properties - No. 14-18 and 14-13 High Holborn and No. 1-23 Gray's Inn Road. A UPKN substation which does not serve the site is also accessed from the Paddock. The substation is located on land owned and leased from the Honourable Society of Gray's Inn. Bin storage for the Inn is located here. There is currently an inadequate amount of covered storage with provision for 6 wheelie bins only. The Paddock has 10 marked diagonal parking bays which are unused with sufficient parking already being provided across the rest of the Inn. There are a number of incohesive treatments to the rear of buildings along the Paddock, ranging from various bricks, to render and metal.

Porters' Lodge

The Inn's Porters have their offices at the rear ground floor of No. 19, along with a security kiosk at the western end of the Paddock controlling vehicle traffic into the Inn through a traffic barrier. The porter's offices were a 2002 extension by GVA Grimley.



APPRAISAL OF EXISTING BUILDINGS

2.4.4 PADDOCK AND PORTERS' ACCOMMODATION



Entrance to Porters' Accommodation to rear of No. 19



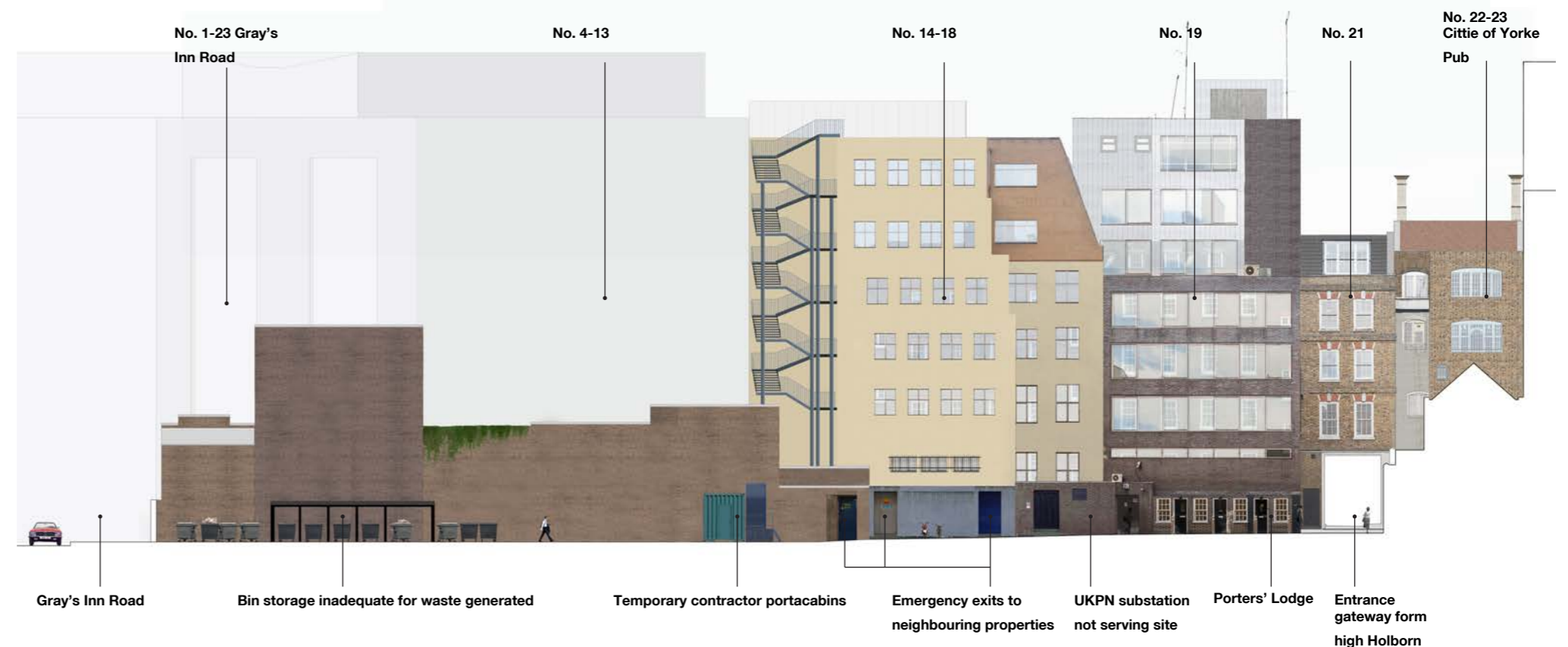
View back to Porters' Accommodation from archway to South Square. Security kiosk and boom in foreground



Paddock looking west



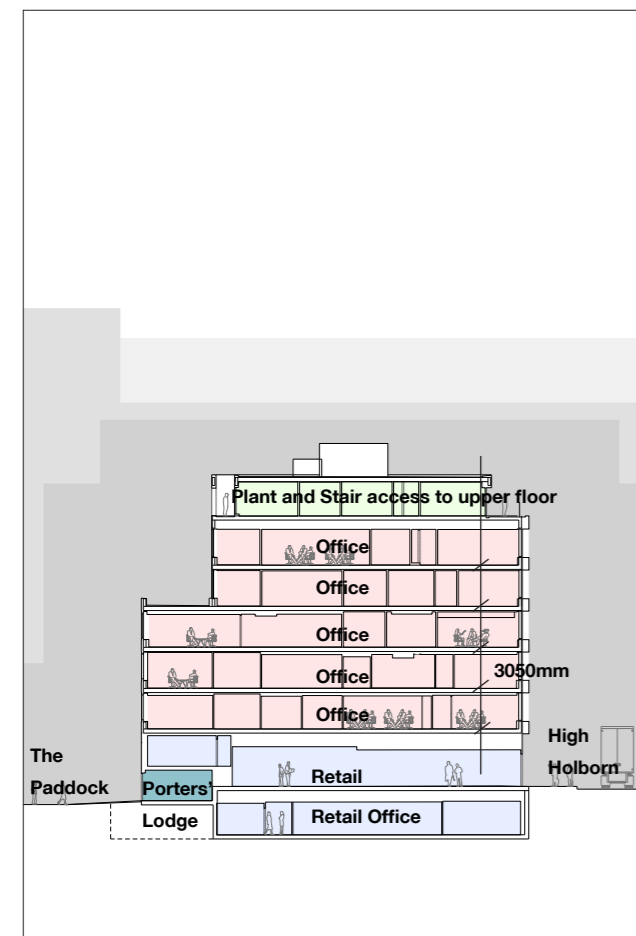
Paddock looking east. Unsatisfactory bin storage



2.4.5 INTERNAL LAYOUT AND CONSTRAINTS



Typical chambers office space. Dropped bulkheads for heating and ventilation



Existing longitudinal section showing low floor to ceiling dimensions and constraints of existing structural RC frame

The building has a typical floor to ceiling height of between 2200-2600mm placing significant constraints on the outdated servicing in the building. This has resulted in piecemeal solutions with locally dropped ceilings for lighting and ventilation placing further pressure on floor to ceiling heights. The 6th floor accommodation has an even lower ceiling height with only 2500mm to the underside of the slab.

Large portions of the facade of the building has retro-fitted ventilation plant which is visible along High Holborn. A lightwell to the east of No. 19 contains a large proportion of external plant equipment visible from within No. 21 and from neighbouring No 14-18.

2.4.6 SERVICES



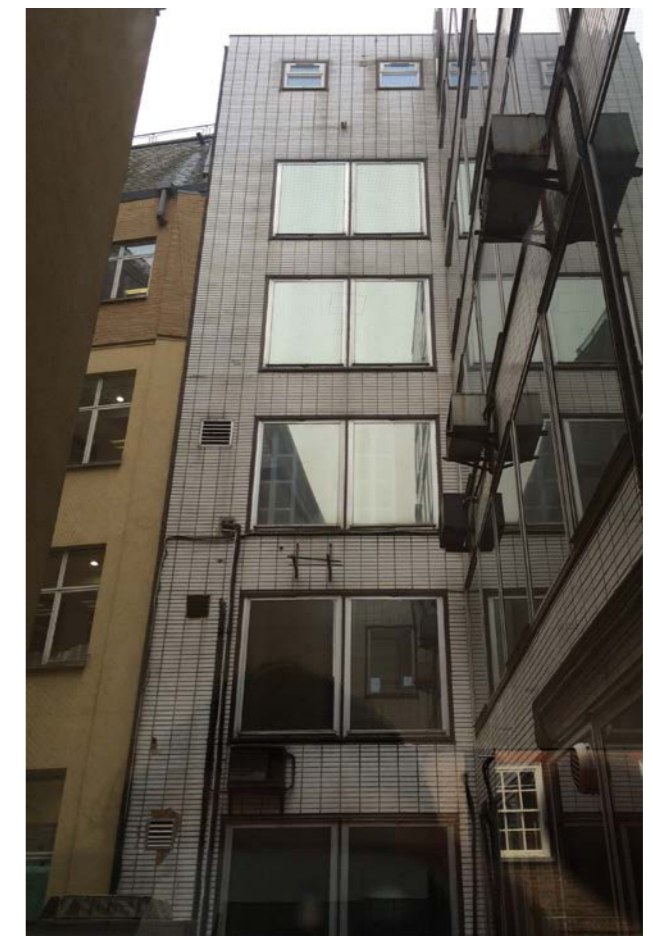
Existing internal constraints have necessitated visible external plant



Visible external plant equipment on High Holborn facade



Visible plant equipment to 1st floor roof within lightwell



Visible external plant equipment within lightwell