

Design, Access & Heritage Statement

2 Verulam Buildings

Revision 2
19/07/18

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Issue Record

PROJECT TITLE

2 Verulam Buildings

CLIENT

The Honourable Society of Gray's Inn

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-	22/06/18	First Issue
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CURRENT REVISION

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1 Introduction

This Design Statement has been prepared by Holt Architecture Ltd under appointment by The Honourable Society of Gray's Inn and forms part of an application for Planning and Listed Building Consent for internal reconfiguration and installation of secondary glazing to 10 no. sash windows in a duplex flat occupying the third and fourth floor of no. 2 Verulam Buildings (North).

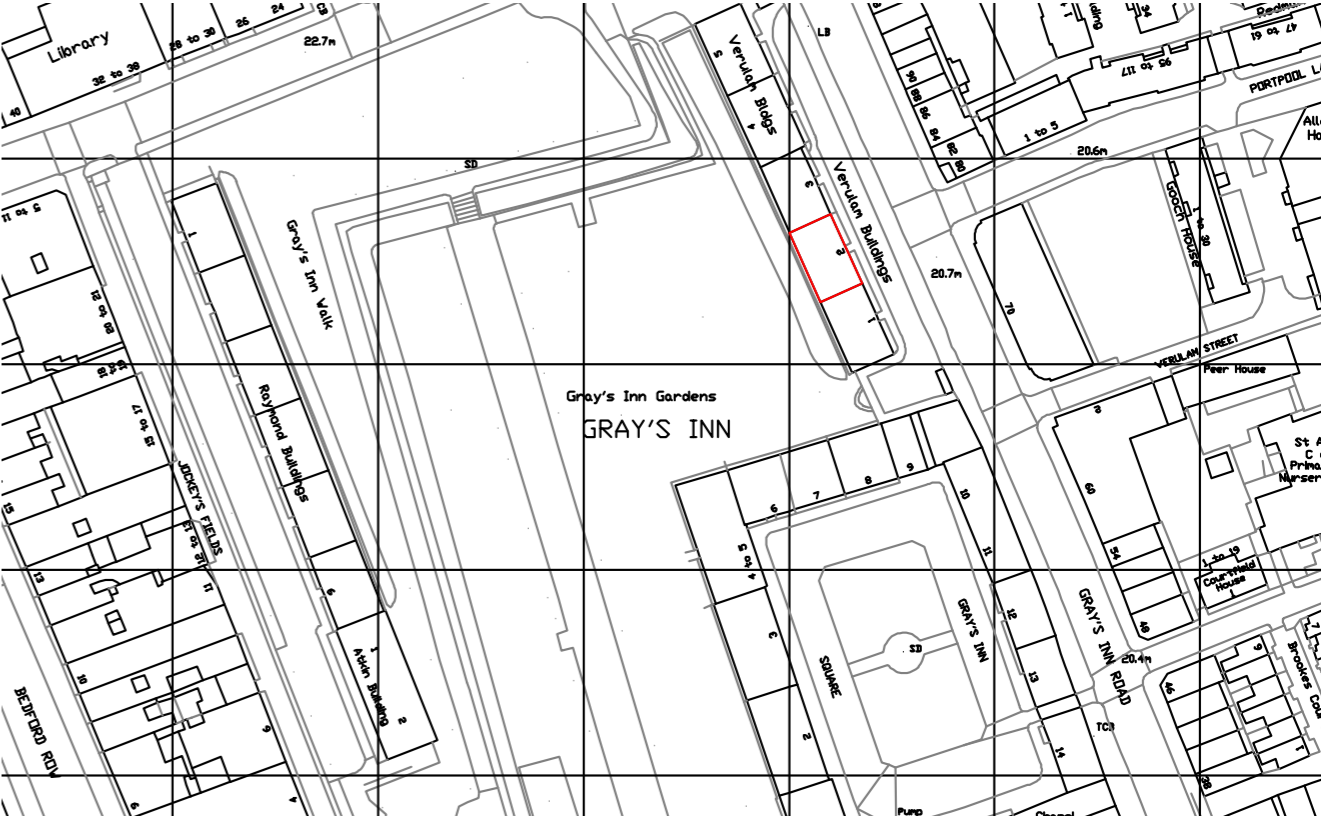
The application is supported by drawings:

DRAWING	NUMBER
Location and Site Plans	1803-HA-XX-DR-A-0101
Existing and Demolition Plans	1803-HA-XX-DR-A-1210
Proposed Plans	1803-HA-XX-DR-A-1220
Proposed Secondary Glazing Window Elevations/ Sections	1803-HA-XX-DR-A-0501 1803-HA-XX-DR-A-0502

AERIAL VIEW OF 2 VERULAM BUILDINGS



SITE LOCATION PLAN



CONTEXT

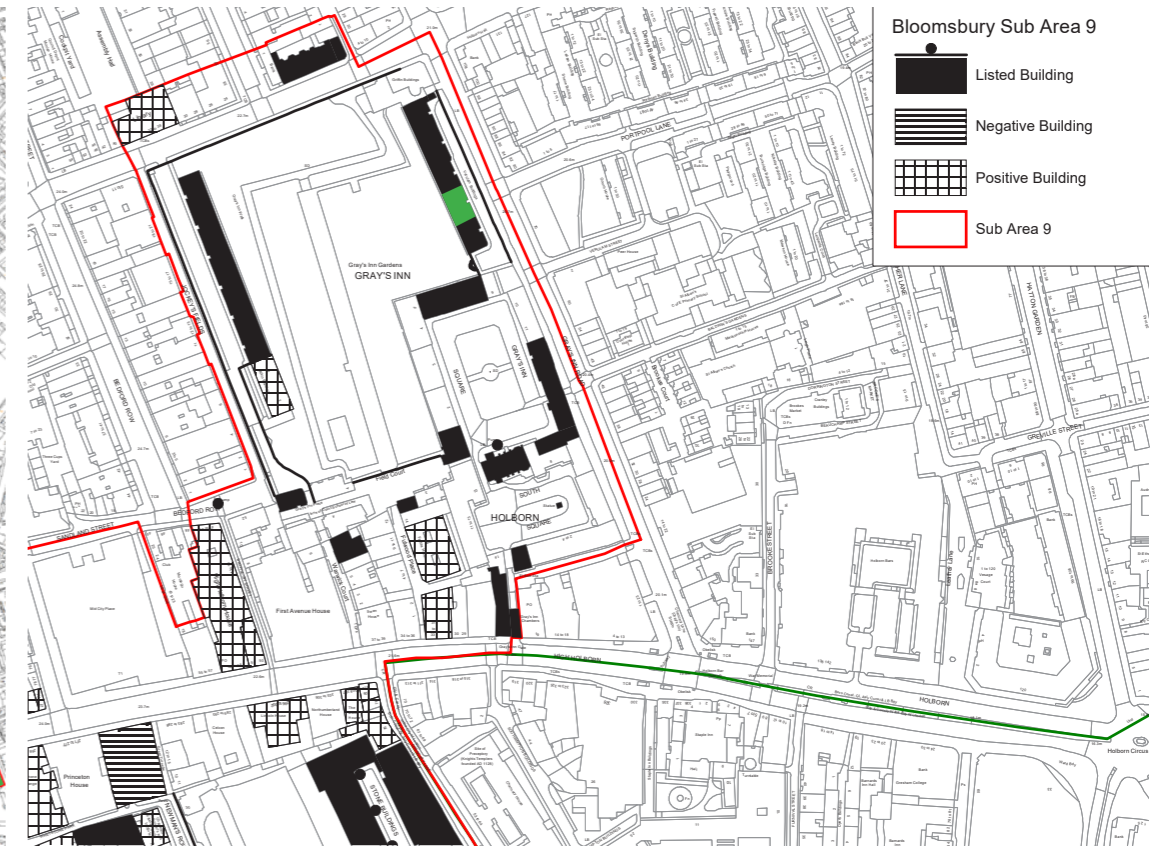
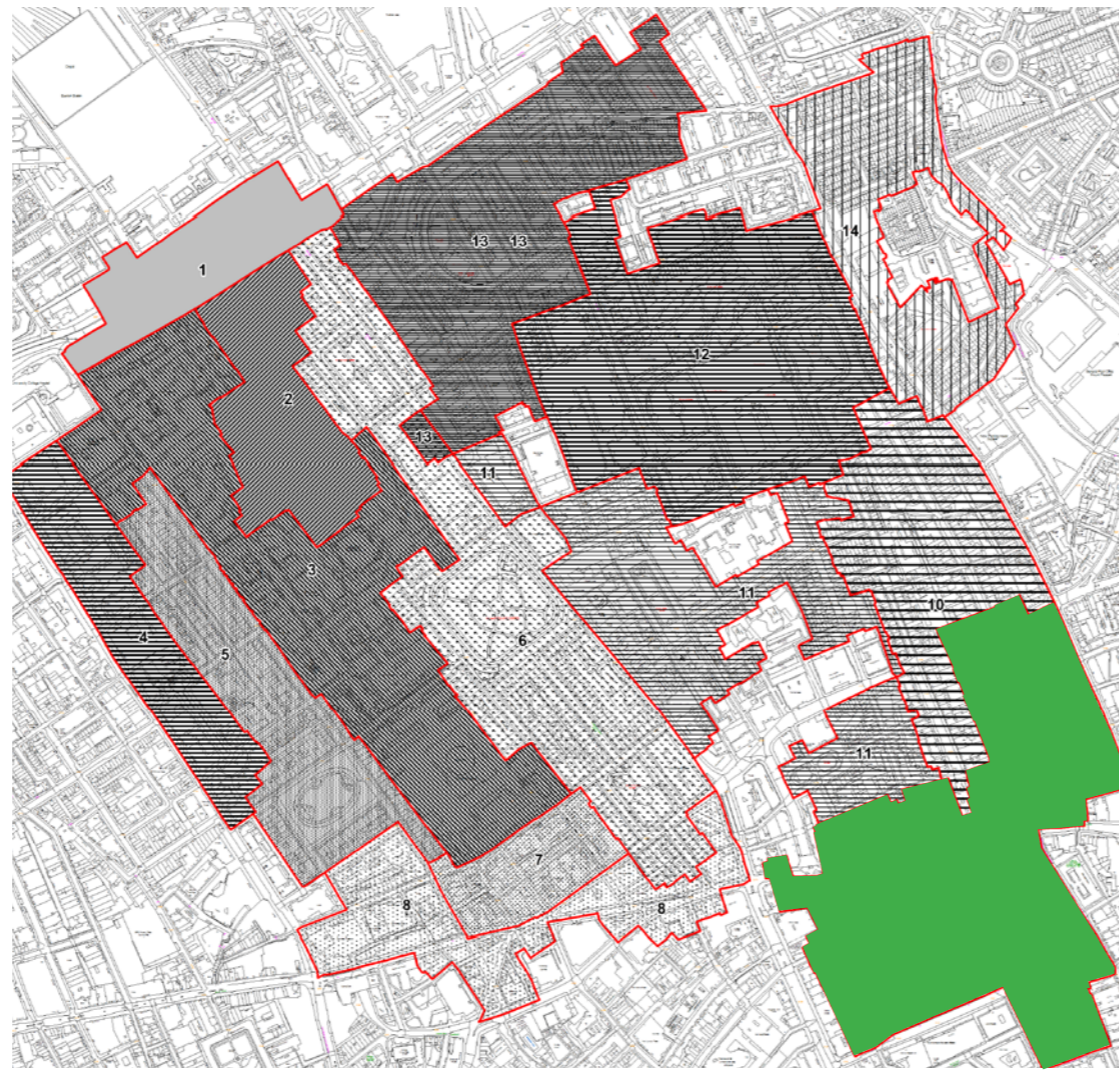
The Gray's Inn Estate falls within the Bloomsbury Conservation Area, in the London Borough of Camden.

It is located in Bloomsbury Sub Area 9 known as Lincoln Inn Fields/ Inns of Court.

The Estate comprises buildings of historic and architectural interest dating back from the 18th to 20th century.

Many of the buildings suffered severe bomb damage during the Second World War and have been repaired in the 1950's, giving them a more modern appearance, compared to the pre-war buildings in the surroundings.

The majority of buildings on the estate accommodate office spaces, however the top floors generally contain overnight accommodation and residential units.



Bloomsbury Sub Area 9

- Listed Building
- Negative Building
- Positive Building
- Sub Area 9

Key

- Bloomsbury Sub-Areas
- 2 Verulam Buildings

Bloomsbury Sub-Areas

- 1 Euston Road
- 2 Gordon Square/Woburn Square/Byng Place
- 3 London University/British Museum
- 4 Alfred Place/ Tottenham Court Road
- 5 Bedford Square/Gower Street
- 6 Bloomsbury Square/Russell Square/Tavistock Square
- 7 The Museum Street/Great Russell Street
- 8 New Oxford Street/High Holborn/Southampton Row
- 9 Lincoln's Inn Fields/Inns of Court
- 10 Great James Street/Bedford Row
- 11 Queens Square/Red Lion Square
- 12 Coram's Fields/Brunswick Centre
- 13 Cartwright Gardens/Argyle Square
- 14 Calthorpe Street/Frederick Street

EXISTING BUILDING

Verulam Buildings comprise a five-storey terrace of early 19th century structure that forms part of Gray's Inn and was built to house barristers' chambers. On its east side it faces Gray's Inn Road behind a boundary wall while the west face overlooks an open space known as Gray's Inn Gardens.

All the buildings in the terrace are listed Grade II. Nos. 1, 2 and 3 were erected in 1803 while nos. 4 and 5 were built a little later in 1811.

The construction is largely of load bearing brickwork with timber upper floors and roof structure, although at lower ground level there is a variety of types of construction to the floors. The roof coverings comprise slate, tile and lead with substantial brick chimney stacks rising above the varying roof levels. Windows are in most cases of double hung sashes, painted, and all joinery internally is painted. Entrances have semi-circular arches, key-stones and impost blocks.

The entire block was comprehensively upgraded by Gray's Inn in the 1990's. Works included a number of new plasterboard internal partitions and WC accommodation on all floors. The stair wells and only a few internal walls are original.



VERULAM BUILDINGS

EXISTING USE & PHOTOGRAPHS

The apartment currently comprises 2 Bedrooms, 1 Bathroom, Kitchen and Living Room with separate WC at entrance level.

The finishes and fittings are all modern, but some early features survive.



EXISTING LIVING ROOM WINDOWS

2 Proposals

SCHEDULE OF WORKS

DEMOLITION

All floor finishes are to be removed back to floorboards and replaced.

2no. existing partitions are to be demolished and new timber partitions erected to form a new shower room.

DOORS

1no. door is affected by the works. The door and architrave are to be carefully removed, refurbished and reinstalled within the new partitions.

ARCHITECTURAL JOINERY

Where cornices and skirtings are removed to accommodate the new layout, they are to be replicated to match remaining adjacent existing cornices and skirtings.

WINDOWS

The proposal is to install secondary glazing to all 10 existing sash windows.

Secondary glazing units are to be sourced from Selectaglaze, an approved installer for use in listed buildings by all UK Heritage and conservation bodies.

There are three window types within the flat requiring different treatments:

- Type 1, Nos. XW 1-6
- Type 2, Nos. XW 8-10
- Type 3, Nos. XW 11

Type 1

Splayed Reveal

Slimline 20 vertical unit with vertical sliding motion and bespoke central bars, lined up with meeting rails of existing sash windows.

Shutters will be mechanically fixed shut. Chamfered timber beads will be set back by a minimum of 12mm from any plaster finishes and will not encroach beyond the fielded timber panels. Secondary glazing will be fitted to the chamfered beads and an additional sill will be added to the original window frame.

See drawing 1803-HA-XX-DR-A-0501 for details.

Type 2

Face Fixed

Where the reveal is too shallow for a reveal fix a Slimline 20 vertical unit with vertical sliding motion and bespoke central bars, aligned with the meeting rails of existing sash windows, will be face fixed to the window architrave.

See drawing 1803-HA-XX-DR-A-0502 for details.

Type 3

Standard Square Reveal Fix

3-panel Series 10 Slimline unit is proposed with a horizontally sliding system aligned to the 3-paneled existing window.

Due to the limited availability for fixing due to the existing partition abutment to the window, a separate sill and bead is to be face fixed to the existing casement surrounds to support the new secondary glazing units.

Enlarged timber beads will be used where there is an irregular opening in the existing window.

See drawing 1803-HA-XX-DR-A-0502 for details.

Generally

To prevent any draft, a seal will be created between the new secondary glazing units and the existing sash

windows.

Timber beads will be set back by a minimum of 12mm from any plaster finishes.

New beads will be painted to match existing paint work of the original windows.

ACCESS

The works will have no effect on the existing building access.

3 *Appraisal*

HERITAGE STATEMENT

Number 2 Verulam Buildings is Grade II* Listed and is therefore regarded as a 'Heritage Asset' as described in the National Planning Policy Framework (NPPF).

The NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Camden Local Authority suggests the following information should accompany applications for Listed Building Consent:

- details about the character and architectural/historical interest of the associated property or structure
- an explanation of the principles behind and the justification for the proposed development
- details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings)
- an outline of the steps taken to avoid or minimise any adverse impacts on the significance of the building
- an explanation of the sources considered and the expertise consulted in the formulation of the associated application

The following Heritage Assessment aims to satisfy the NPPF's requirement for proposals affecting a Heritage Asset and Camden Local Authorities requirements for assessing Listed Building applications.

The site occupies both the third and fourth floors of number 2 Verulam Buildings and is listed alongside numbers 1-5.

The following is the listed description for numbers 1-5 Verulam Buildings as of 21/06/18:

*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.

ASSESSMENT

The proposal seeks permission for internal alterations only.

It is not considered that there will be any impact on the character and architectural/ historical special interest of the listed building or structure and its setting.

The current layout of the apartment does not suit the intended use for 3 person occupation and internal alterations are necessary to provide a bathroom for shared use by the building's occupants.

Alterations have been kept to a minimum and where fabric is to be removed it will be retained for reuse or replicated to match original work.

As part of a wider strategy to upgrade building fabric throughout the Estate secondary glazed units are proposed to be installed to all of the existing windows within the flat.

This measure works to improve the thermal efficiency of the building, alongside reducing noise pollution from external sources. Their installation is fully reversible without causing any harm to the original windows.

Selectaglaze have been chosen as the suppliers for slimline secondary glazing units. Each unit will be made to measure and will feature either two glazed horizontal sliding sections with a central bar or 3 vertical sliding sections with two box interlocks that will match existing windows so as not to be visible from the exterior and/ or interfere with the internal character.

The selected products satisfy the requirements of all UL Heritage and conservation bodies for use of listed buildings and will be installed in accordance with the guidance note by Historic England: 'Energy Efficiency and Historic Buildings: Secondary glazing for windows', published 29 April 2016.

Details of the proposals can be found in documents 1803-HA-XX-DR-A-0501 and 1803-HA-XX-DR-A-0502.

SUMMARY

The proposed works do not pose a negative impact on the listed building but will provide an updated internal layout fit for continued use of the Heritage Asset and a more thermally and acoustically efficient environment that will improve the wellbeing of its occupants without harming the integrity or special interest of the building.