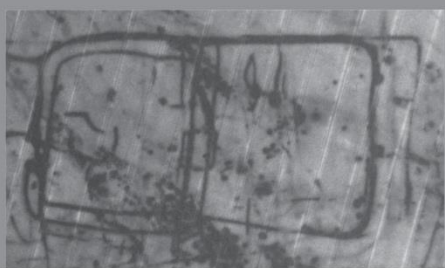
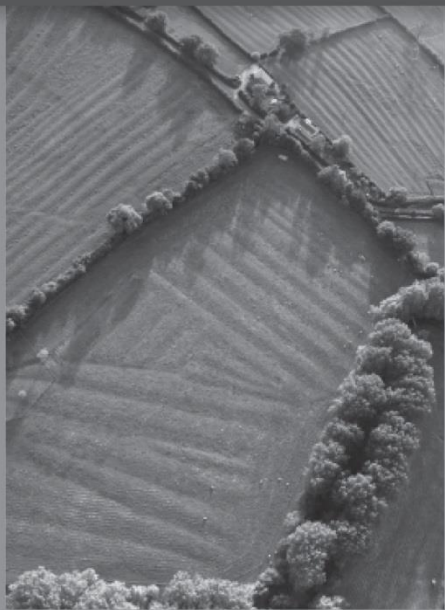




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37 Gray's Inn Road,
Holborn,
London

DESK-BASED HERITAGE ASSESSMENT

Prepared for Fresson and Tee

7 March 2019

37 GRAY'S INN ROAD,
HOLBORN
LONDON

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This report is for the sole use of the client and opinions expressed are those of the author. All statements and recommendations are subject to consultation and approval of the local planning authority

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SUMMARY

This Desk-Based Heritage Assessment presents an assessment of the predicted effects on heritage assets which will be brought about by the proposed redevelopment of 37 Gray's Inn Road, Holborn in London. The building is currently vacant but has been recently used for retail and commercial premises on the ground floor, with further commercial use of a basement. The first, second and third storeys have recently been used as offices.

The proposed redevelopment of 37 Gray's Inn Road will have a harmful effect on any surviving archaeological remains of low significance during the construction groundworks for the basement and ground floor levels. However, this effect can be mitigated by a programme of archaeological recording before and/or during the groundworks.

The proposed development will result in the partial demolition of the rear elevation and the re-configuration of the internal floors. However, the frontage of the building will be retained, cleaned and restored and the loss of the remaining fabric, which is considered to be of low significance, can be mitigated by a programme of building recording which could be carried out prior to any demolition works occurring.

The proposed development will result in the loss of much of a building which is a positive contributor to the Bloomsbury Conservation Area. However, the main contributory value of the building derives from its façade which will be retained rather than the rear which will be replaced. The restoration of the façade will enhance the existing street frontage appearance of the conservation area. This restoration will also enhance the setting of the grade II listed Yorkshire Grey public house.

1 INTRODUCTION

Aims of the assessment

- 1.1 This Desk-Based Heritage Assessment presents an assessment of the predicted effects on the significance of heritage assets which will be brought about by the proposed redevelopment of 37 Gray's Inn Road, Holborn in London (hereafter referred to as the Proposed Development Area – PDA), which is centred on TQ 3095 8199 (Figure 1).
- 1.2 A heritage asset is defined in the National Planning Policy Framework (Annex 2) as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 1.3 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the Greater London Historic Environment Record and areas where there is the potential to encounter unrecorded archaeological remains.
- 1.4 The first aim of this assessment is to identify which designated heritage assets, namely conservation areas and listed buildings, could be affected by the proposed development and, if so, to assess the effects on the significance of these assets.
- 1.5 The second aim of the assessment is to identify, as far as is practicable, the non-designated archaeological resource within the PDA and to assess the potential effects of construction groundworks upon its significance.

Description of the PDA

- 1.6 The PDA consists of a four-storey brick-built building and basement with a vacant shop on the ground floor. It is located on the Gray's Inn Road close to the junction with Theobalds Road. It is bounded to the south by the grade II listed Yorkshire Grey Public House, to the north by a 5 storey terrace with shops on the ground floor and to the west by 29 King's Mews (Figure 1).

- 1.7 The PDA is located on ground which lies at around 21m above Ordnance Datum. The geology of the site, as recorded by the British Geological Survey, consists of the Lynch Hill Gravel Member overlying the London Clay Formation (www.bgs.ac.uk). A deposit of river alluvium denoting a former tributary of the River Fleet is located approximately 175m to the north-east.

Summary of planning application

- 1.8 The planning application is for the partial demolition of the rear of 37 Gray's Inn Road to allow for the re-configuration of the existing building; the construction of a new three-storey rear extension and roof-top extension to form A1/A2/A3 flexible uses within the basement and on the ground floor and to provide residential accommodation (Class C3) on the first, second, third and fourth floors.

2 PLANNING GUIDANCE

Introduction

- 2.1 Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant policies in the National Planning Policy Framework and the Camden Local Plan.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.3 Section 69 of the Act requires local authorities to define as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.

National Planning Policy Framework

- 2.4 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (DCLG 2018a). Paragraphs 184-202 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and paragraph 184 states that heritage assets are *"an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*. Specific paragraphs which are relevant to this assessment are summarised below.

General

- 2.5 Paragraph 189 addresses planning applications stating 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*
- 2.6 Paragraph 190 states that *“local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”*
- 2.7 Paragraph 192 goes on to state that *“in determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 2.8 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.

Designated heritage assets

- 2.9 Designated heritage assets are specifically covered in paragraphs 193-196. Paragraph 193 states that *“when considering the impact of a proposed development*

on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

2.10 Paragraph 194 states that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional".*

2.11 Paragraph 195 states that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use."

2.12 Paragraph 196 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".* Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *"public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at*

large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits” (DCLG 2018b).

- 2.13 The key test in NPPF paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. Substantial harm is not defined in the NPPF although paragraph 17 of the accompanying Planning Practice Guidance provides guidance and states *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting” (DCLG 2018b).*

Non-designated heritage assets

- 2.14 Paragraph 197 states that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.*

London Plan

- 2.15 The London Plan (March 2016) contains policy 7.8 Heritage Assets and Archaeology which in turn contains the following extract:

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the

desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

2.16 In addition policy 7.9 Heritage-Led Regeneration contains the following extract:

Strategic

A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Camden Council planning guidance

2.17 The Camden Local Plan (adopted 2017) contains policy D2 Heritage which is as follows:

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*

- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset".

- 2.18 The PDA is located within the Bloomsbury Conservation Area and therefore the management strategies outlined in part 2 of the Bloomsbury Conservation Area Appraisal and Management Strategy (adopted 2011) apply.

3 METHODOLOGY

Definition of significance

- 3.1 This report aims to assess the effects of the proposed development on the significance of heritage assets. Significance' is defined in the NPPF (Annex 2) as “*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*”

Establishing significance

- 3.2 Current national guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria, which are listed below, are used to establish the significance of heritage assets:

Evidential value: the potential of a heritage asset to yield evidence about past human activity including through archaeological remains or built fabric.

Historical value: this derives from particular aspects of past ways of life, or an association with notable families, persons, events or movements which can be seen to connect the past with the present.

Aesthetic value: this derives from the sensory and intellectual stimulation people draw from a historic asset. It may include its physical form, and how it lies within its setting and may be the result of design or be unplanned.

Communal value: this derives from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be commemorative or symbolic.

- 3.3 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets result in an overall heritage significance rating as demonstrated in Table 1 below:

Table 1: Significance Ratings

Scale	Description
High	A heritage asset which is significant at a national or international level
Medium	A heritage asset which is significant at a regional level
Low	A heritage asset which is significant at a local level
Neutral	A heritage asset of little or no significance

Effects on significance brought about by a change in setting

- 3.4 Setting is defined in the NPPF (Annex 2) as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 3.5 In this assessment it is initially established whether the proposed development will result in a physical and setting change to designated built heritage assets which in this case consist of a conservation area and a listed building. If so this is followed by an assessment of whether this change would affect the asset's significance. In following this procedure guidance set out in *'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets'* published by Historic England in 2017 (HE 2017) has been carried out.
- 3.6 This guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. It goes on to note that *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.7 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This was achieved through both desk-based assessment and a visit to the PDA and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *“the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution”* and goes on to state that *“this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset’s intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated”.*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *‘the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence”.*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

Establishing the significance of archaeological assets

3.8 In assessing the effects of the proposed development on the significance of archaeological assets (i.e. evidential value), this report has also been produced in accordance with guidelines in the *Standard and guidance for historic environment desk-based assessment* issued by the Chartered Institute for Archaeologists (CIFA

2017). These guidelines provide a national standard for the completion of desk-based assessments. In this regard the assessment comprised consultation of readily available information from documentary, cartographic and aerial photographic sources. The major repositories of information comprised:

- the on-line National Heritage List for England database maintained by Historic England for details of designated heritage assets close to the PDA. Relevant details are listed in Appendix A;
- the Greater London Historic Environment Record for details of recorded archaeological and historical sites within the PDA and a surrounding area of approximately 250m. Relevant details are also listed in Appendix A;
- Camden Local Studies and Archives Centre for historic maps. The consulted maps are listed in Appendix B; and
- the results of an internal inspection of the building and a walkover of its immediate environs.

3.9 Using the baseline information from the above sources the potential of the PDA to contain archaeological remains is assessed as being either high, moderate or low.

3.10 It should be noted that this report cannot be viewed as a definitive statement on whether archaeological remains are present within the footprint of the PDA. It is intended as an indication of the archaeological potential based on consulted desk-based sources only.

4 RECORDED HERITAGE ASSETS

Introduction

- 4.1 This section summarises the recorded heritage resource around the PDA. It initially summarises designated heritage assets and then the recorded archaeological resource.

Designated heritage assets

Conservation Areas

- 4.2 The PDA is located on the eastern edge of the Bloomsbury Conservation Area and opposite the Hatton Garden Conservation Area (Figure 2). Specifically, within the former, it lies with the Great James Street and Bedford Row sub-area 10 which was developed during the Georgian and Regency periods and which has a clear street hierarchy structured on a grid layout. Within the Bloomsbury Conservation Area Appraisal and Management Strategy, Gray's Inn Road is described as *"a significant tree-lined avenue with wide pavements, slightly sloping down in level north of the junction with Theobald's Road. South of Guilford Street, the west side contains a number of terraces which positively contribute to the Conservation Area, including several examples of grade II listed 18th and early 19th century townhouses. Some of the properties have been altered, particularly at ground-floor level, whilst others have been rebuilt. There are good quality timber shopfronts at Nos. 55, 57 and 59, the latter two marking the corners of the junction with Northington Street. Of particular interest in its elaborate pale brick and stucco elevations is the Yorkshire Grey Public House, a significant four-storey, grade II listed building dating from 1877 on the northern corner of Theobald's Road, with a bas relief of a mounted Yorkshire Grey soldier on the angled entrance bay. Opposite, on the southern corner, stands Griffin Buildings, the solid red brick former Holborn Police Station designed by J Dixon Butler at the turn of the 20th century in a neo-Baroque style"* (CC 2011, 75-6).

Registered Park and Garden

- 4.3 The grade II* listed Gray's Inn Registered Park and Garden is located approximately 40m to the south of the PDA (Figure 2). This was initially laid out in the mid-16th century with 18th century and later alterations.

Listed buildings

4.4 Several grade II listed buildings are located close to the PDA and are listed below. Most are within the Bloomsbury Conservation Area and the Gray's Inn Registered Park and Garden with the exception of nos. 12 and 14-22 Theobalds Road.

- the Yorkshire Grey public house immediately south of the PDA on the junction of Gray's Inn Road and Theobalds Road. It was built in 1877 (Figure 2, no. 1);
- 12 Theobalds Road and attached railings approximately 25m to the south-west, a terraced house of 19th century or earlier date with 20th century refacing in an 18th century style to match other houses in the terrace (Figure 2, no. 2);
- 14-22 Theobalds Road and attached railings approximately 40m to the south-west, a terrace built around 1750 (Figure 2, no. 3);
- Gray's Inn gardens late 20th century railings and early 19th century wall approximately 40m to the south (Figure 2, no. 4);
- 55 Gray's Inn Road approximately 50m to the north, a terraced house built around 1714 with a shopfront dated to 1882 (Figure 2, no. 5);
- a lodge at the north-eastern corner of Verulam Buildings approximately 60m to the south, a lodge built in the early 19th century (Figure 2, no. 6);
- 1-5 Verulam Buildings and attached railings approximately 60m to the south, five terraced chambers built in 1803 and 1811 (Figure 2, no. 7);
- 2-9 John Street and attached railings approximately 70m to the north-west, a terrace of eight houses built between 1754-9 (Figure 2, no. 8);
- 8 Northington Street, approximately 90m to the north-west, a terraced house and shop built in the late 18th century (Figure 2, no. 9);
- 63-69 Gray's Inn Road approximately 100m to the north, a terrace of four houses built around 1791 with later shops (Figure 2, no. 10);
- a boundary wall and gateway of early 18th century date with spur stones east of Verulam Buildings approximately 100m to the south (Figure 2, no. 11);
- 75-81 and 81A and attached railings approximately 130m to the north, a terrace of four houses built around 1791 with later shops (Figure 2, no. 12);
- 10-20 John Street and attached railings approximately 130m to the north-west, a terrace of eleven houses built between 1799 and 1824 (Figure 2, no. 13);
- 1-6 Raymond Buildings and attached railings approximately 130m to the south-west, six terraced chambers built in 1825 (Figure 2, no. 14).
- 22-28 John Street and attached railings approximately 150m to the north-west, a terrace of seven houses built between 1800-1819 (Figure 2, no. 15); and

- a gateway and walls of early 19th century date approximately 150m to the south-west (Figure 2, no. 16).

Archaeological Priority Area

4.5 The PDA is located within the London Suburbs Archaeological Priority Area (Figure 3). Such designations were created in the 1970's and 1980's to define areas where, according to existing information, there was significant known archaeological interest or a particular potential for new discoveries. These designations are used to inform local planning authorities on sites which could be of archaeological interest and are currently being updated.

4.6 The London Suburbs Archaeological Priority Area has yet to be updated but was designated by the Greater London Archaeological Advisory Service for the following reasons:

- Roman occupation and cemeteries along the roads. Only a few cremations and inhumations have been found so far suggesting that this was not a densely used cemetery. Its extent is not clear;
- the middle Saxon settlement of Lundenwic. Although neither the boundaries nor the structure of the settlement have been determined by excavations which have arisen through the development process, some indication of the internal structure can be derived from the zones in which particular activities were undertaken. Most of the residential area appears to have been in the central part to the north of the Strand and iron smelting and butchery may have been confined to the northern and eastern peripheries of the settlement. Quarrying for gravel on a large scale was probably at the far limits of the Saxon town to the west;
- the precinct of the Hospital of St Giles, founded in the 12th century to house lepers and dissolved in 1539;
- the medieval suburb of Holborn which includes the Old Temple, the original headquarters of the Order of the Templars in England between 1128 and 1162 and which later became part of the Bishop of Lincoln's Inn; another episcopal residence at Ely Place, built in the early 14th century; the late medieval Inns of Court; and roadside taverns. The suburb probably extended westward in a ribbon development along the former Roman road while other buildings were added to the east side of St Giles' precinct;

- the Civil War forts and Lines of Communication which were built between 1642-3; and
- the suburban growth of London in the 17th and 18th centuries.

Non-designated heritage assets

4.7 Several relevant non-designated heritage assets are recorded on the Greater London Historic Environment Record (GLHER) within the vicinity of the PDA and these are summarised below. These have mostly been identified as artefact findspots, as archaeological remains identified during archaeological investigations or construction works or are the sites of former or existing historic buildings. However, it is important to note that the GLHER database is constantly being updated as new discoveries are made and therefore must not be interpreted as a definitive list of all surviving archaeological remains.

Prehistoric (10,000 BC – AD42) and Romano-British (AD 42-410)

4.8 No prehistoric sites or artefacts are recorded within 250m of the PDA on the GLHER. Chance finds of prehistoric artefacts are known more widely around the PDA but there is no indication of any intensive prehistoric settlement or occupation in the area.

4.9 The PDA is located to the north of the Roman settlement of Londinium and may well have been located within its agricultural hinterland. Two urned cremations, one of which was believed to date to around AD100-150, and a Roman coin have been found in the general area but, as only four-figure National Grid References are provided their exact findspot locations are unknown (GLHER refs: MLO17782 & MLO71747). However, they may be associated with the potential route of a Roman road which is thought to follow the line of modern day Theobalds Road, running from Old Ford in the east across the north of the City to the main Silchester Road in the west (ASE 2014, 4).

Saxon (AD 410-1066), Medieval (AD 1066-1540), Post Medieval (AD 1540 – 1900) and Modern (AD 1900 – present)

4.10 No Saxon sites or artefacts are recorded within 250m of the PDA on the GLHER. Indeed, the PDA is located outside of the Saxon settlement of Lundenwic and probably remained as part of an agricultural hinterland, although the potential

Roman road followed by Theobalds Road may have continued in use as a minor routeway.

4.11 The PDA is located within the medieval and later parish of St. Andrew Holborn. There is little indication of the area immediately around the PDA being developed in the medieval period although by the 13th century the area to the south of Theobalds Road was being enclosed. Buildings were also being erected in Leather Lane and Portpool Lane in the mid-13th century (GLHER refs: MLO17851 and MLO17852). Furnival's Inn was established in 1383 (GLHER ref: MLO17840) and the Society of Gray's Inn was present by 1388. However, it is likely that the PDA remained undeveloped into the post-medieval period.

4.12 The following sites of medieval, post medieval and modern date are recorded on the GLHER around the PDA:

- the site of the Society of Gray's Inn, which was established in the 14th century with the medieval buildings grouped around what is now South Square, is located approximately 50m to the south (Figure 4, no. 17; GLHER ref: MLO21218);
- a medieval or post medieval wooden conduit found in a trench dug during works on tram electrification approximately 100m to the west (Figure 4, no. 18; GLHER MLO6969);
- Bloomsbury Way which appears on Rocque's map of 1748 as Theobalds Row approximately 40m to the south-east (Figure 4, no. 19; GLHER ref: MLO5713);
- the site of the former Griffin public house approximately 90m to the east (Figure 4, no. 20; GLHER ref: 19227);
- the former site of a workhouse approximately 60m to the north (Figure 4, no. 21; GLHER ref: 107083);
- tips of 16th-17th century garden soil revealed in an archaeological watching brief approximately 120m to the east (Figure 4, no. 22; GLHER ref: MLO63101);
- the site of a 1930's building, which formerly housed a metal workshop with an enamelling works on the top floor, approximately 90m to the north-west (Figure 4, no. 23; GLHER ref: 103793); and
- Holborn Library which was opened in 1960 approximately 125m to the west (Figure 4, no. 24; GLHER ref: MLO89419).

Previous archaeological investigations

4.13 Several archaeological investigations have been carried out around the PDA. These include the following

- an archaeological excavation which was carried out directly to the north of the PDA in 2014 at 39-45 Gray's Inn Road during underpinning works and the excavation of a new basement. The underlying natural geology of river terrace gravels was located at 18.74m above Ordnance Datum (aOD) in the south to 18.09m aOD in the north. Overlying the terrace gravels was a natural brickearth which was observed at 19.90m aOD in the south sloping down to 19.19m aOD to the north. Two oval-shaped pits were observed cutting the brickearth at the south end of the site but their purpose was unclear. The pits were sealed by a layer of redeposited brickearth containing 13th-14th century domestic pottery. Otherwise the excavation revealed 17th-19th century features including wells, and cess/rubbish pits associated with previous housing on the site (Figure 5, A; ASE 2014; GLHER ref: ELO14149);
- an archaeological evaluation immediately to the west at 28 Kings Mews in 2017 comprised a single trench. The earliest deposits were provisionally interpreted as being associated with undated quarrying activity. The stratigraphy above appears to represent some initial agricultural activity of indeterminate date, followed by post-medieval external yard or garden activity in the form of dumps, with some evidence for crude surfaces or pathways and, to a lesser extent, garden soil. A brick-lined soakaway presumably relates to one of the properties shown on 18th-19th-century maps fronting onto Kings Mews or the open space that preceded it (Figure 5, B; GLHER ref: ELO17225);
- an archaeological watching brief was undertaken on groundworks approximately 60m to the north-east at 52-54 Mount Pleasant in 2013. A 17th century deposit and remains of 19th century foundations were identified in one of the trenches. Natural ground was not reached in any of the monitored areas, and the highest survival of archaeological deposits was at 18.65m aOD (Figure 5, C; MOLAS 2013; GLHER ref: ELO13606);
- an archaeological watching brief in 1977 approximately 120m to the north-east at Laystall Street identified extensive tips of 16th-17th-century garden soil (Figure 5, D; GLHER ref: ELO3945); and
- an archaeological watching brief and excavation approximately 140m to the north at 14 Roger Street in 2014 identified five phases of post medieval

activity. Three phases of early to mid-17th century dumping/ground consolidation were interpreted as backfills for the former Civil War defensive ditch which is documented as circumnavigating London by 1643. Evidence of munitions manufacture and the recovery of iron pyrites known to have been used as a source for ignition of early firearms during the 16th - 17th centuries offer further support to this interpretation. The backfills were overlain by later 17th to mid-18th century dump layers (Figure 5, E; PCA 2014; GLHER ref: ELO14856).

- 4.14 Also of note is a programme of archaeological monitoring carried out in 2012 associated with a Victorian Mains Replacement programme which covered a roughly triangular area bounded by Roseberry Avenue and Elm Street to the west, Clerkenwell Road to the south, and Farringdon Road to the east. In situ archaeology was limited to a section of wall, probably relating to the late 18th century Clerkenwell House of Correction, on the north-western side of Roseberry Avenue and a large well/cistern opposite No. 6 Topham Street. Several 19th century coal cellars were also observed in trenching on Farringdon Street. From observations made across the study area it is clear that the immediate locale had been subject to substantial raising of the ground in the relatively recent past by at least 1.5m in places. This is probably related to the post medieval development of the area from the mid-1600s onwards and the mid-19th century remodelling of the road network (GLHER ELO12509).

Map regression

Introduction

- 4.15 In order to supplement the GLHER data summarised above, historic maps were studied in order to gain an understanding of the land use within the PDA and its environs since the mid-17th century.

1642-3 Civil War defences map

- 4.16 The earliest consulted map of the PDA was Vertue's plan of the Civil War defences around London which were constructed in 1642 (Figure 6). The defences were never assaulted and were mostly demolished after the end of the war, evidence for which was identified in a 2014 archaeological investigation approximately 140m to the north of the PDA (Figure 5, E). The defences ran well to the north of the PDA, although the precise location of the PDA on this map is unclear.

1720 Strype map, 1746 Rocque map and Horwood's 1792-9 map

- 4.17 By the time of Strype's parish map of 1720 (Figure 7) the PDA is shown within a line of buildings or a terrace fronting Gray's Inn Lane with a further parallel row to the rear. The latter may possibly have been stables or ancillary buildings where King's Mews later developed. Theobalds Road is marked as Kings Way.
- 4.18 The PDA is shown in less detail on John Rocque's map of 1746 (Figure 8). However, Horwood's map of 1792-9 (Figure 9) is more detailed and shows the PDA as an individual plot within a terrace of 15 buildings fronting Gray's Inn Lane. Kings Mews is also shown with possible ancillary buildings lining its eastern frontage. The formerly open area to the west of Kings Mews had also been developed for housing and Kings Way had been renamed Kings Road.

1872 Ordnance Survey map

- 4.19 By the time of the Ordnance Survey map of 1872 (Figure 10) the PDA is shown within the same terrace as shown on Horwood's 1792-9 map with Kings Mews to the rear. A yard is also shown in the western part of the PDA along with an outbuilding along its southern boundary.

1894-6 and 1914 Ordnance Survey maps

- 4.20 By the time of the Ordnance Survey map of 1894-6 (Figure 11) the PDA is shown within the same terrace although the Yorkshire Grey Public House had been built to the south, replacing an earlier public house. This rebuilding was probably associated with road widening for the construction of a tramway which ran along Kings Road, now Theobalds Road, and Gray's Inn Road. The PDA is unchanged on an Ordnance Survey map of 1914 (Figure 12) although the tram lines are not marked.

1946 and 1956 photographs

- 4.21 There was relatively little damage in the immediate area from bombing during World War II with the exception of 43 Gray's Inn Road to the north which was rebuilt after the war. The street frontage of 37 Gray's Inn Road is shown on two photographs taken in 1946 and 1956 (Figure 13). Apart from the shopfront on the ground floor the frontage remains unchanged today.

Site inspection

Street frontage views

- 4.22 The PDA and its environs were visited on 5th February 2019. The frontage of no. 37 Gray's Inn Road is shown unchanged from the photograph taken in 1956 apart from the ground floor shop frontage. The building frontage is constructed of red brick with three rectangular windows framed by rendered architraves on the second and third floors with two smaller windows with plain brick arches above on the third floor. Narrower blocked windows are also visible on the first and second floors and the frontage has an overall run-down appearance. The closed up shopfront certainly detracts from its visual appearance.
- 4.23 A view of the building in relation to the grade II listed Yorkshire Grey Public House to the left and the adjoining terrace of 39-45 Gray's Inn Road, which has been rebuilt in recent years, on the right is shown in Figure 14, photographs 1 & 2. The building is also shown in a view looking west along Mount Pleasant (Figure 15, photograph 3) and looking north from the junction of Gray's Inn Road and Theobalds Road, a junction dominated by the imposing Yorkshire Grey Public House (Figure 15, photograph 4).

Rear elevation

- 4.24 There was no access into the external rear portion of the PDA. However, the rear elevation is constructed of yellow brickwork with double hung sash windows.

Internal views (basement)

- 4.25 An existing plan of the basement is shown in Figure 16 as are the locations from which photographs 5 and 6 (Figure 17) were taken. No lighting was available at the time of the inspection although the entire basement had been internally partitioned.

Internal views (ground floor)

- 4.26 An existing plan of the ground floor is shown in Figure 16 as are the locations from which photographs 7-9 (Figures 18-19) were taken. There was no access into the former shop although a single-storey building, probably originally a workshop, at the rear has been used as office space.

Internal views (first floor)

- 4.27 An existing plan of the first floor is shown in Figure 20 as are the locations from which photographs 10-13 (Figures 21-22) were taken. It consists of a principal room at the front with a smaller second room to the rear. Both have recently been used as offices and a view through a back window shows the single-storey building at the rear. A blocked fireplace was observed in the rear office as was a chimney breast in the front office, suggesting an original residential use.

Internal views (second floor)

- 4.28 An existing plan of the second floor is shown in Figure 20 as are the locations from which photographs 14-16 (Figures 23-24) were taken. This floor again consists of a principal room at the front with a smaller room to the rear. Both have recently been used for offices and blocked fireplaces were observed in both rooms, again suggesting an original residential use.

Internal views (third floor)

- 4.29 An existing plan of the third floor is shown in Figure 20 as are the locations from which photographs 17-18 (Figure 25) were taken. This floor consists of a front office with further rear office space to the rear. An exposed roof timber was observed.

Trial pits for structural investigation

- 4.30 During the site inspection it was noted that three trial pits had been excavated in the ground floor with a further four in the basement. The exposed stratigraphy was not archaeologically examined.

5 STATEMENT OF SIGNIFICANCE

Introduction

5.1 Analysis of the available baseline heritage data of the PDA and its environs, as summarised in the preceding section, has established that the following heritage assets could be affected by the proposed redevelopment of 37 Gray's Inn Road:

- buried archaeology should groundworks in the ground floor and basement levels be required;
- the structural fabric of the building which could date back to the early 18th century;
- the grade II listed Yorkshire Grey Public House in terms of its setting; and
- the Bloomsbury Conservation Area in terms of physical impact and setting.

5.2 This section assesses the existing significance of these heritage assets in accordance with the procedures set out in Section 3.

Archaeology

5.3 Two archaeological investigations have been carried out adjacent to the PDA. One directly to the north at 39-45 Gray's Inn Road identified two pits sealed by a layer of redeposited brickearth containing 13th-14th century domestic pottery. Otherwise the excavation revealed 17th-19th century features including wells, and cess/rubbish pits associated with previous housing on the site (Figure 5, A). The other, immediately to the west at 28 Kings Mews, identified undated quarrying activity sealed by layers indicating agricultural activity of indeterminate date, followed by post-medieval external yard or garden activity (Figure 5, B).

5.4 Apart from the medieval pits and overlying layer found at 39-45 Gray's Inn Road, there was little of significance found in either archaeological investigation. It is therefore likely that any archaeology within the PDA will be of post medieval date with some underlying medieval activity. Given that the area around the PDA is thought to have been undeveloped into the post medieval period it is likely that the medieval activity is associated with an agricultural hinterland. In accordance with Table 1 (see page 12) any archaeological deposits within the PDA are likely to be of low (local) significance.

37 Gray's Inn Road

- 5.5 No historic building assessment which would inform on the significance of the building has been carried out, although no architecturally significant details were observed during an internal inspection of the building. In addition, the street frontage architecture is plain and lacking in any significant architectural detail and the closed shopfront detracts from its aesthetic value as a historic asset. However, this frontage and building may well date back to the early 18th century and, although the building has clearly been modified at ground level, the window openings on the first, second and third floors appear to be original. There is also a single-storey structure, presumably originally a workshop of some kind, to the rear and, although modified, it retains its original external brickwork.
- 5.6 The building appears to retain elements of its original and/or later function with a shop with rear workshop on the ground floor with a basement below, and residential accommodation on the first and second floors comprised of a principal room to the front and a smaller room to the rear.
- 5.7 The building therefore has evidential value as an early 18th century building with 19th and 20th century modifications. It also has aesthetic value in that the building is representative of the period within which it was built and, externally, the storeys above the ground floor shopfront contribute positively to the street scene within the conservation area. In accordance with Table 1, the building is considered to have a low (local) significance.

Bloomsbury Conservation Area

- 5.8 The Bloomsbury Conservation Area Character Appraisal (CC 2011) makes reference to the west side of Gray's Inn Road south of Guilford Street and states that "*most of the buildings on these streets are listed, reflecting the high quality of the built environment. The streets are wide and grand, comprising mainly three- and four-storey Georgian terraced houses*". In addition it states that "*on the Gray's Inn Road frontage some of the terraces are much altered, particularly at ground level and others have been rebuilt, but there remain a number that retain the majority of their historic interest.*"
- 5.9 The primary contribution of no. 37 Gray's Inn Road towards the conservation area derives from its aesthetic appearance within the street scene. This value is increased

by the building being located within its original 18th century plot and that it has a form and scale which are both characteristic of the area. The building has therefore been identified as a positive building within sub area 10 of the Bloomsbury Conservation Area (CC 2011, 143). In accordance with Table 1 the conservation area is considered to have a medium (regional) significance.

Yorkshire Grey Public House

- 5.10 By virtue of its grade II listing the Yorkshire Grey Public House is considered, In accordance with Table 1, to be a building of medium (regional) significance. The value of the building is increased by its imposing location on a prominent road junction. No. 37 Gray's Inn Road contributes to the setting of the building in that it lies adjacent to the public house within a plot which would have been contemporary with the predecessor to the Yorkshire Grey Public House.

6 IMPACT ASSESSMENT

Introduction

- 6.1 This section assesses the potential impact of the proposed redevelopment on the heritage assets identified in the preceding section. These potential impacts consist of the effects of construction groundworks on archaeological remains, the physical impact on 37 Gray's Inn Road and the effects of the completed development on designated heritage assets due to physical impact and a change to their setting.

Archaeology

- 6.2 Construction groundworks required for the construction of the rear extension may lead to the loss of deposits which could inform on the development of the plot since it was created in the early 18th century. Two pits and a layer of medieval date were also identified in an archaeological investigation immediately to the north, possibly suggesting that archaeological evidence of the medieval use of the area, believed to have lain within an agricultural hinterland, may also survive. The loss of such deposits, which are of low (local) significance, can be mitigated by a programme of archaeological recording during groundworks. In this regard, consultation with the Greater London Archaeology Advisory Service will be required in order to agree an approved programme of archaeological works which could be undertaken as a condition of planning consent.

37 Gray's Inn Road

- 6.3 The proposed works will include the partial demolition of the rear elevation and the re-configuration of the internal floors. Further changes will include a new traditional style timber box sash window on the third floor, a new mansard roof with natural slate and three traditional style timber box sash windows and a new ground floor shop frontage. This will lead to the loss of part of the original fabric of the building, at the rear and internally, and this will have a harmful effect on its low (local) significance as a heritage asset. However, the existing frontage, which has the most significant value/impact on the Conservation Area, will be retained, cleaned and restored and will continue to serve as a highly visible reminder of the 18th century origins of the building. Existing views of the rear of the building are very limited and screened by the buildings presently being constructed along Kings Mews.

- 6.4 The loss of the historic fabric can be partly mitigated by a programme of historic building recording prior to any demolition works. Furthermore, the loss of historic fabric of low significance behind the front façade should be weighed against the significant public benefit of bringing the building back into use.

Bloomsbury Conservation Area

- 6.5 It is of note that consultation carried out in 2013 with Historic England, prior to the redevelopment of the terrace of 39-45 Gray's Inn Road directly to the north of the PDA, established that Historic England welcomed the retention of the facades of nos. 39 and 45 which, as is no. 37, were identified as positive contributors to the Bloomsbury Conservation Area. However Historic England objected to the proposed details of the rear facades noting that it is important for the individual buildings to retain front and rear facades identifiably separate from their neighbours in order to protect the varied character of the terrace and the wider character of the conservation area. A subsequent Officer's Report for that planning application (2013/3231/P) noted that, although the rear elevations modestly added to the significance of the buildings, their primary contribution to the conservation area lay in the front elevations. It was considered that the significance of the rear of nos. 39-45 was of limited value to the conservation area designation and that less weight should be given to their conservation (as opposed to their front elevations).
- 6.6 The proposed scheme will retain the existing façade of 37 Gray's Inn Road which is the principal contributor to the significance of the conservation area. The loss of the rear façade and single-storey outbuilding will not be materially harmful to the significance of the conservation area because of the small level of significance that they provide.
- 6.7 Therefore, the primary contribution of no. 37 Gray's Inn Road towards the significance of the conservation area derives from its aesthetic appearance within the street scene. This appearance will be enhanced by the restoration of the frontage and by bringing the building back into use. The development proposals will, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, enhance the appearance of the Bloomsbury Conservation Area.

Yorkshire Grey Public House

- 6.8 The primary contribution of no. 37 Gray's Inn Road towards the significance of the Yorkshire Grey Public House derives from its aesthetic appearance within the general street scene. This appearance will be enhanced by the restoration of the frontage and by bringing the building back into use.

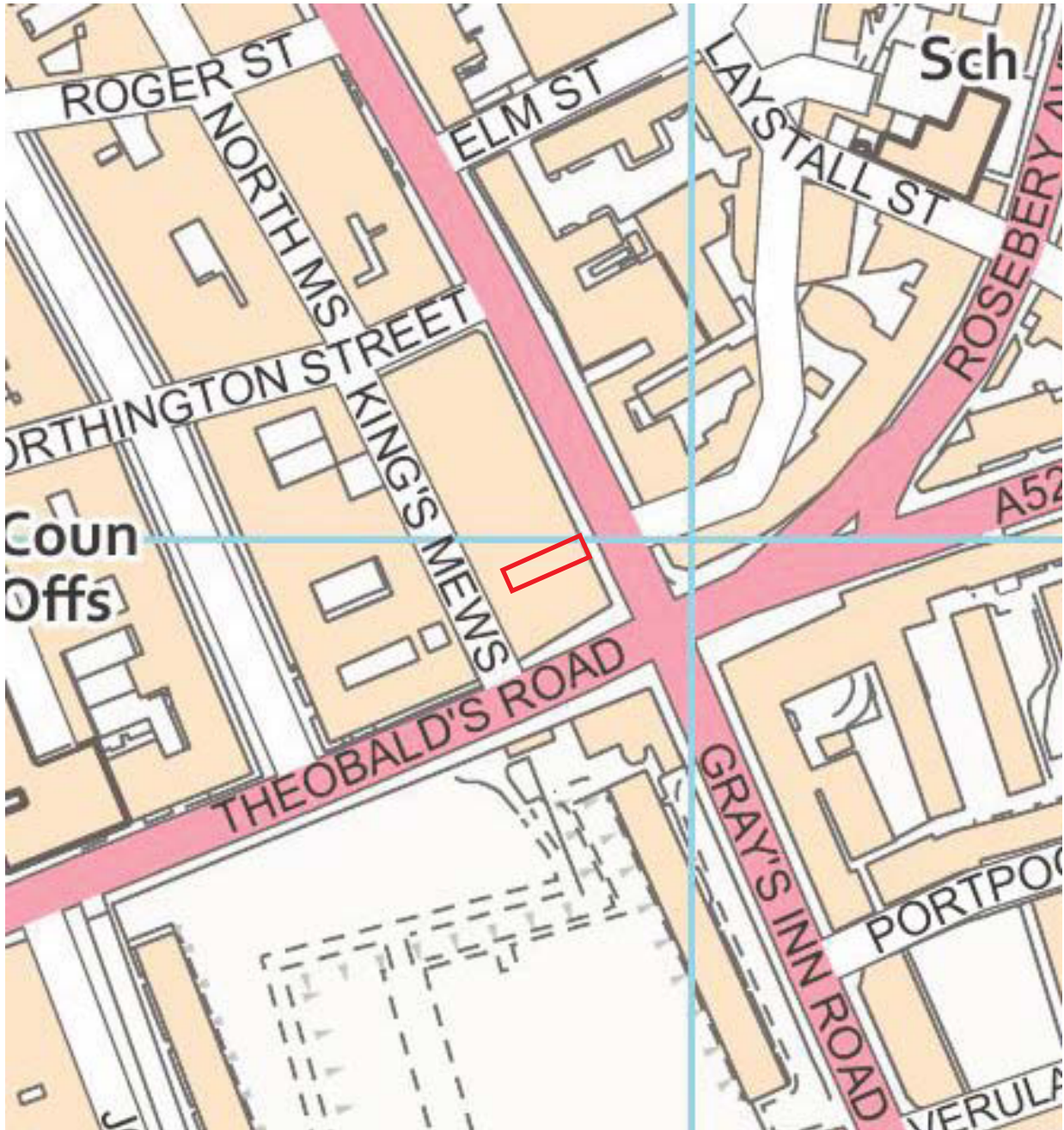
Summary

- 6.9 In summary, the proposed redevelopment of 37 Gray's Inn Road will have a harmful effect on any surviving archaeological remains of low significance during the construction groundworks for the basement and ground floor levels. However, this effect can be mitigated by a programme of archaeological recording during the groundworks.
- 6.10 The proposed redevelopment will include the partial demolition of the rear elevation and the re-configuration of the internal floors. However, the frontage of the building will be retained, cleaned and restored and the loss of the remaining fabric, which is considered to be of low significance, can be mitigated by a programme of building recording which could be carried out prior to any demolition works occurring.
- 6.11 The proposed redevelopment will result in an enhancement to the appearance of the conservation area and to the immediate setting of the grade II listed Yorkshire Grey public house through the restoration of the frontage and by bringing the building back into use.

7

REFERENCES

- ASE 2014 *Archaeological Excavation Report. 39-45 Gray's Inn Road, London Borough of Camden WC1X 8PR.* Archaeology South-East.
- CC 2011 *Bloomsbury Conservation Area Appraisal and Management Strategy. Adopted 18 April 2011.* Camden Council.
- CIFA 2017 *Standard and guidance for historic environment desk-based assessment.* Chartered Institute for Archaeologists.
- DCLG 2018a *National Planning Policy Framework.* Department for Communities and Local Government.
- DCLG 2018b *Planning Practice Guidance.* Department for Communities and Local Government.
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- GLHER Greater London Historic Environment Record
- HE 2017 *'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets'.* Historic England.
- MOLAS 2013 *52-54 Mount Pleasant, London WC1X.* London Borough of Camden. *Watching Brief.* Museum of London Archaeology.
- PCA 2014 *14 Roger Street, London Borough of Camden, WC1N 2JR. An Archaeological Watching Brief and Excavation.* Pre-Construct Archaeology.



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PDA boundary

PROJECT

**37 Gray's Inn Road, Holborn,
London**

TITLE

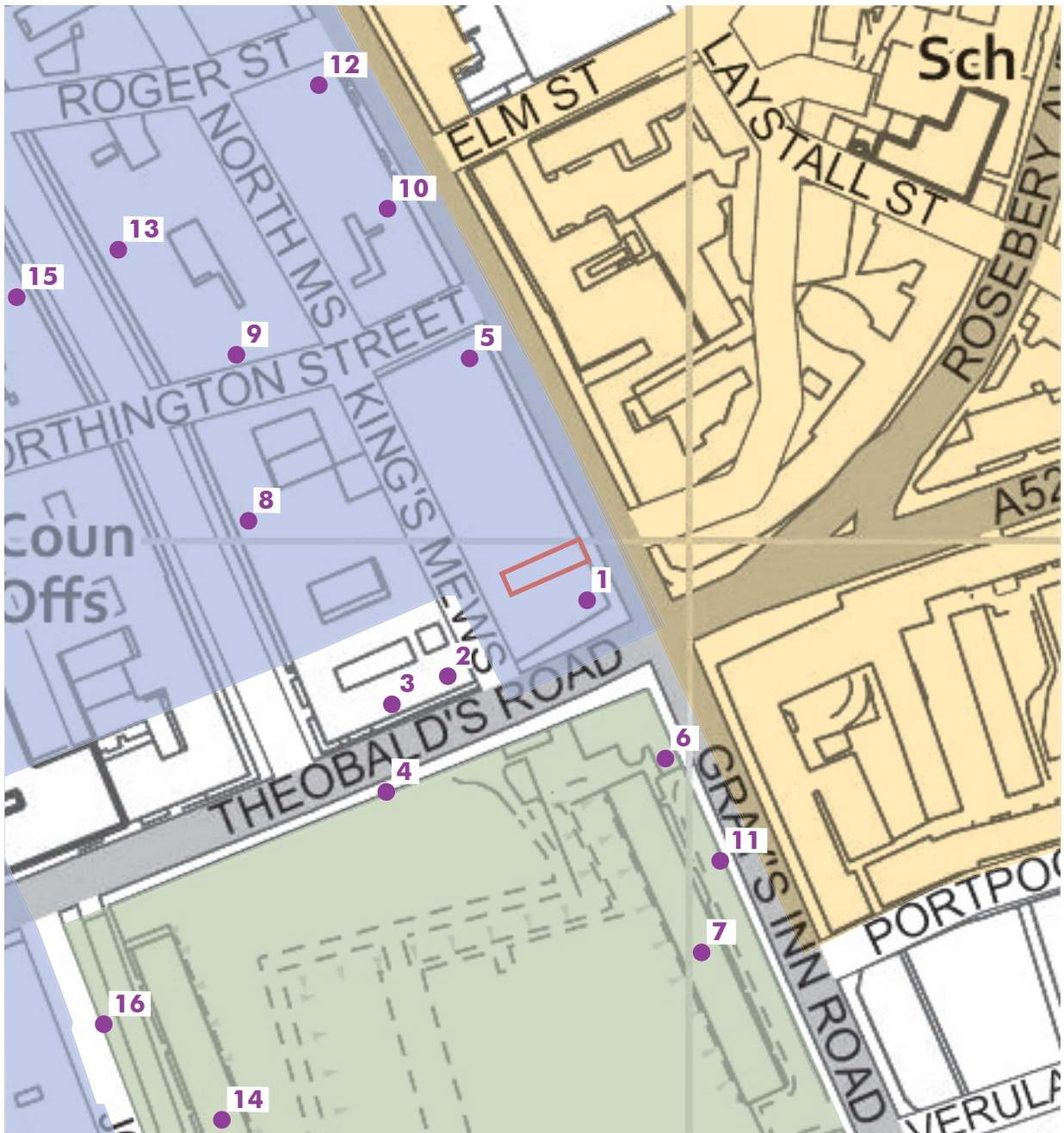
Figure 1: PDA location

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PDA boundary



Bloomsbury
Conservation Area



Hatton Garden
Conservation Area



Registered park &
garden



Listed buildings

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**Figure 2: Designated heritage
assets**

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London Suburbs
Archaeological Priority
Area

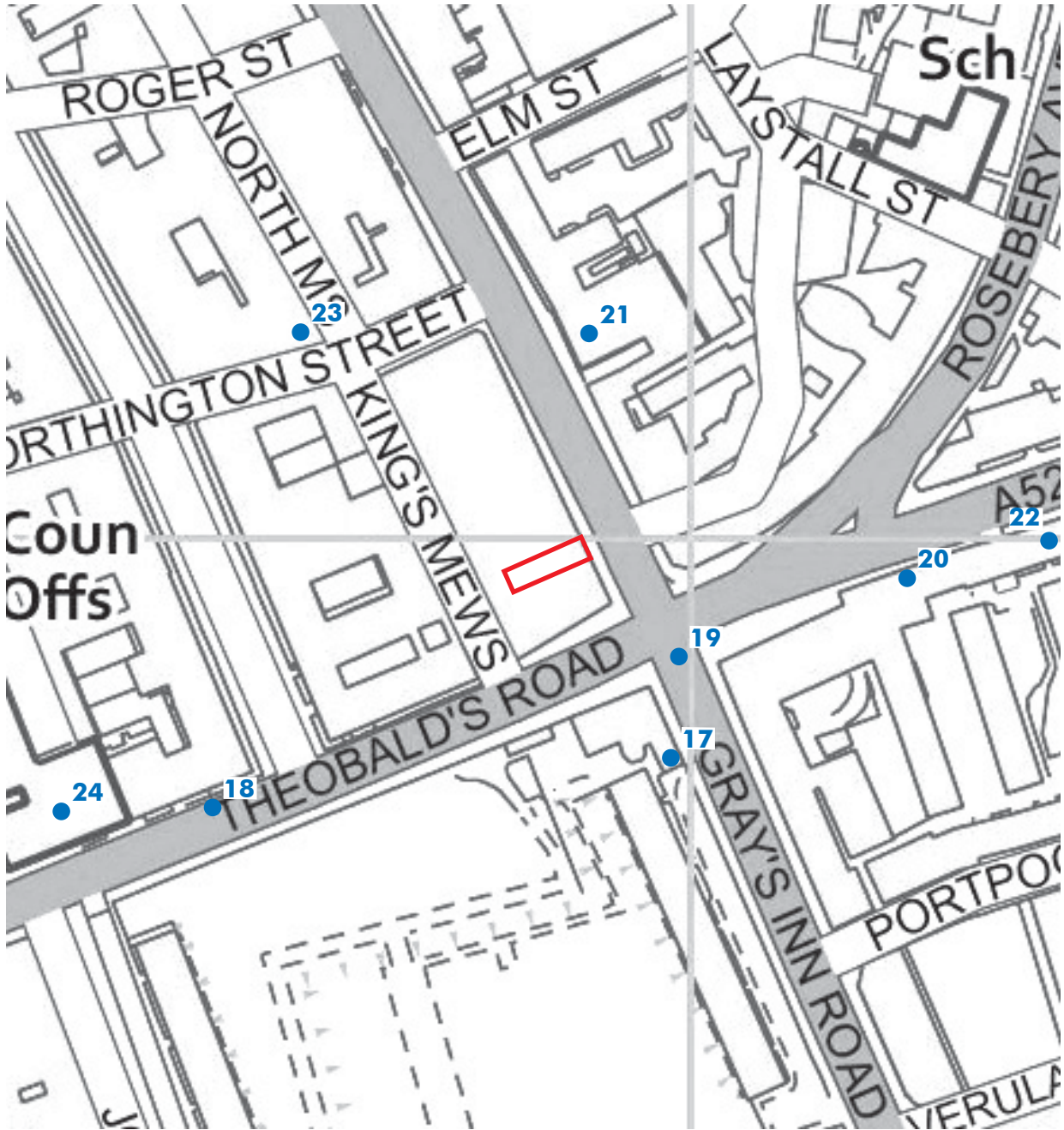
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**Figure 3: Archaeological Priority
Area**

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GLHER entries

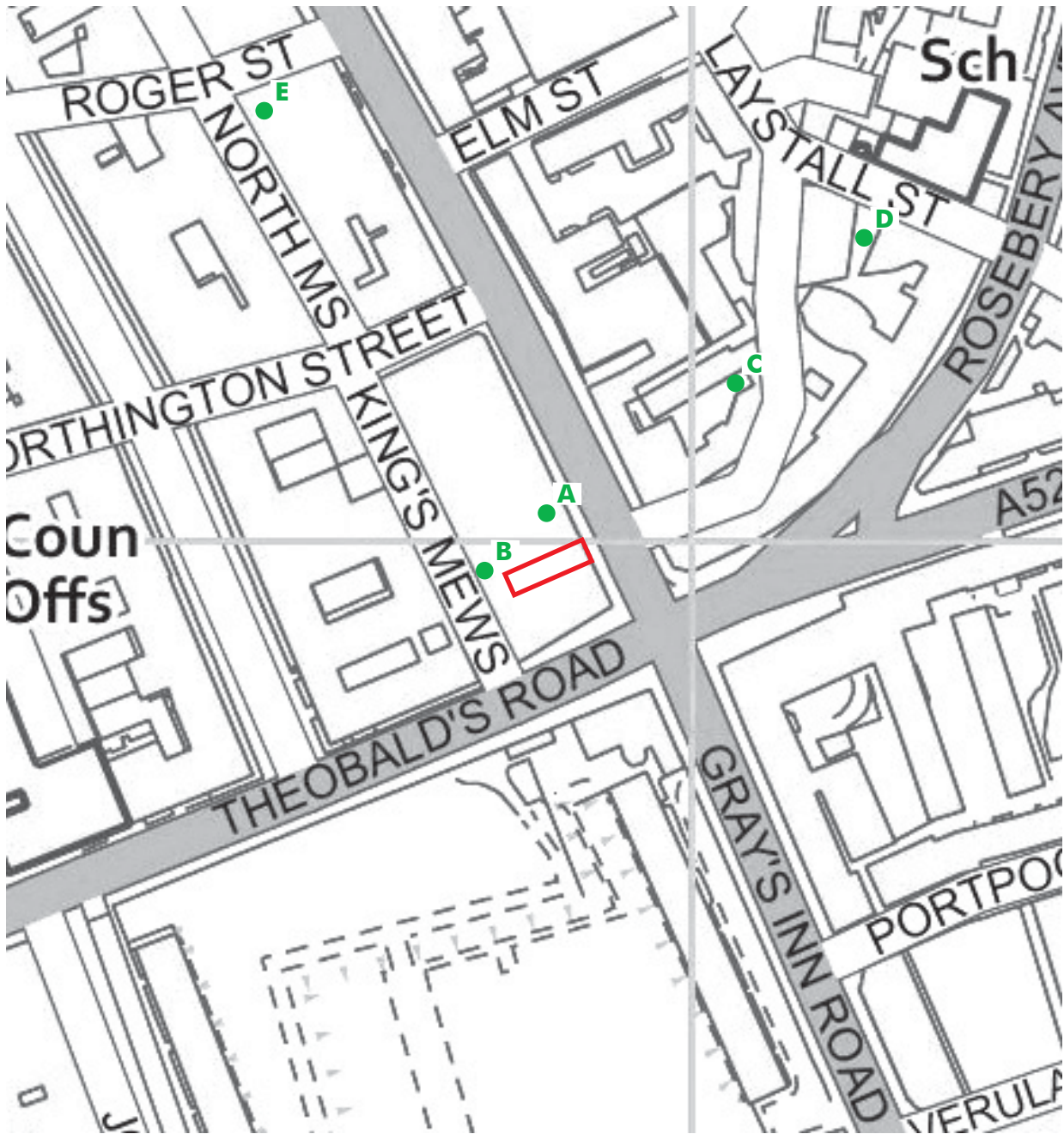
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**Figure 4: Other relevant heritage
assets**

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GLHER events

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**Figure 5: Archaeological
investigations**

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Approximate PDA
location

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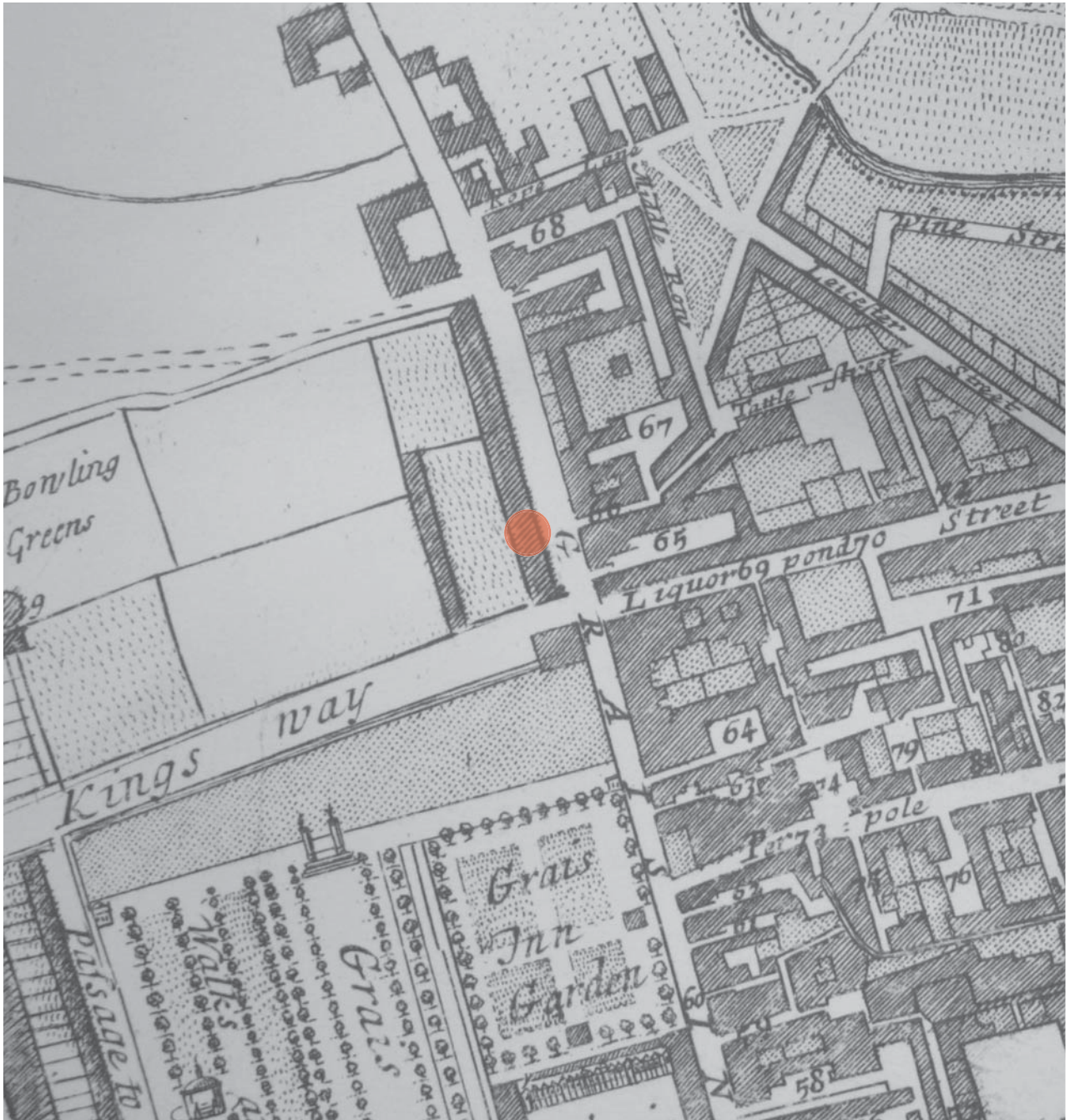
**Figure 6: Extract from Vertue's map
of the Civil War defences drawn up
in 1642-3**

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Approximate PDA
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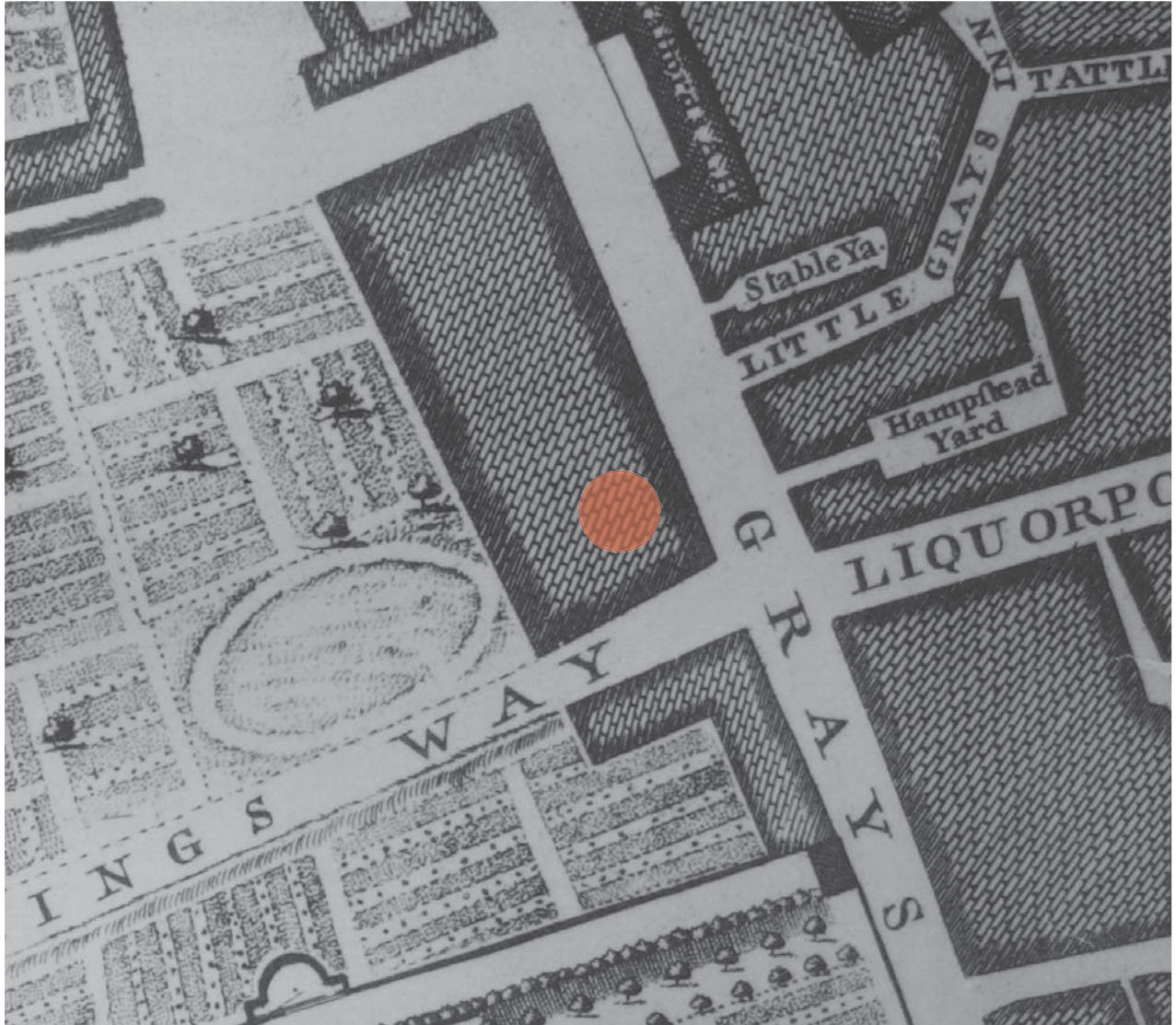
**Figure 7: Extract from Strype's 1720
map of St. Andrew's Holborn parish**

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**Figure 8: Extract from Rocque's
1746 map**

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**Figure 9: Extract from Horwood's
1792-9 map**

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**Figure 10: Extract from the 1872
Ordnance Survey map**

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**Figure 11: Extract from the 1894-6
Ordnance Survey map**

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**Figure 12: Extract from the 1914
Ordnance Survey map**

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1946 photograph



1956 photograph



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**Figure 13: 1946 and 1956
photographs**

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Photograph 1: view looking south showing no. 37 Gray's Inn Road in relation to the grade II listed Yorkshire Grey Public House to the left



Photograph 2: view looking south showing no. 37 Gray's Inn Road in relation to the recently rebuilt terrace on the right



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Figure 14: Photographs 1 & 2

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Photograph 3: view looking west along Mount Pleasant showing no. 37 Gray's Inn Road



Photograph 4: view looking north-west showing no. 37 Gray's Inn Road in relation to the grade II listed Yorkshire Grey Public House



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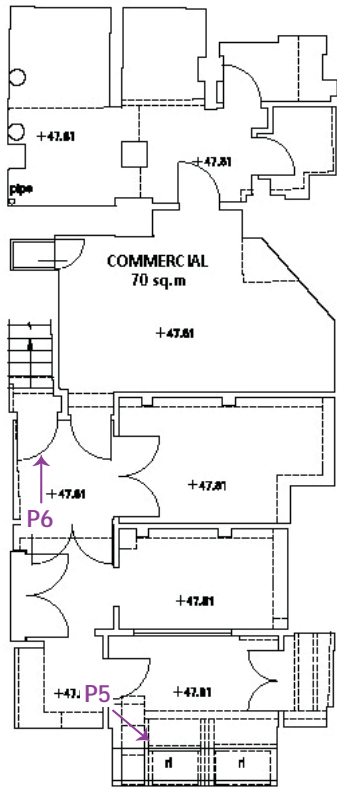
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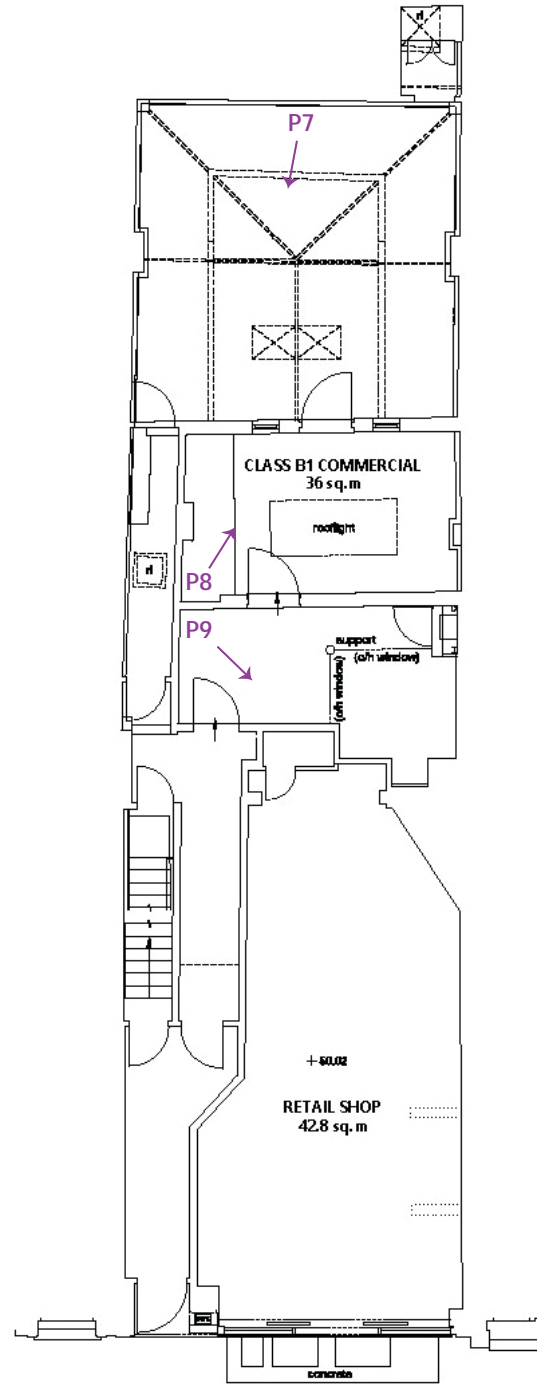
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Figure 15: Photographs 3 & 4

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BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



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Figure 16: Existing basement and
ground floor plans

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Photograph 5: view looking north of canteen



Photograph 6: view looking south-west showing staircase and internal partitions



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Figure 17: Basement photographs

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Photograph 7: view looking east of rear single-storey extension



Photograph 8: view looking west of rear single-storey extension



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**Figure 18: Ground floor
photographs**

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Photograph 9: view looking north on ground floor



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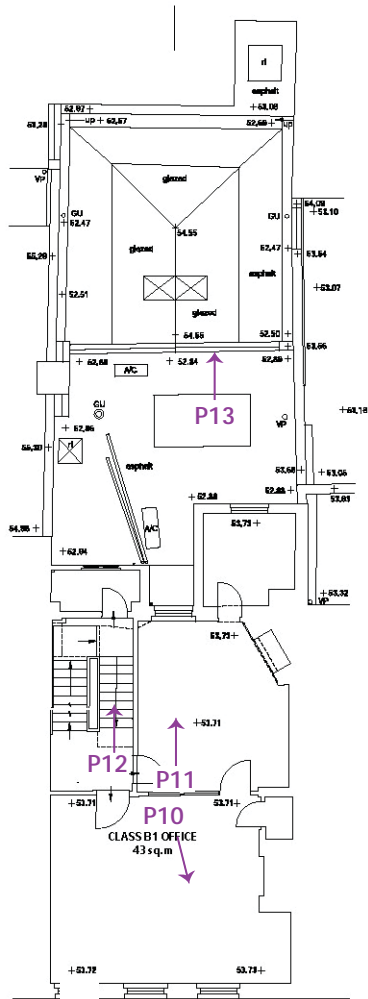
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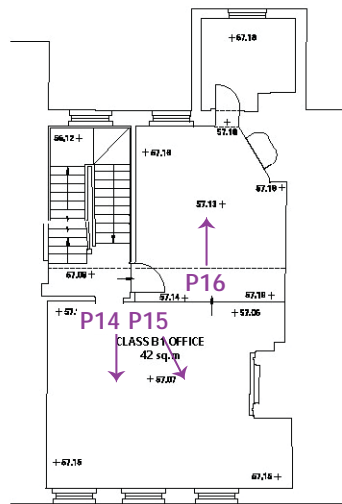
TITLE

**Figure 19: Ground floor
photograph**

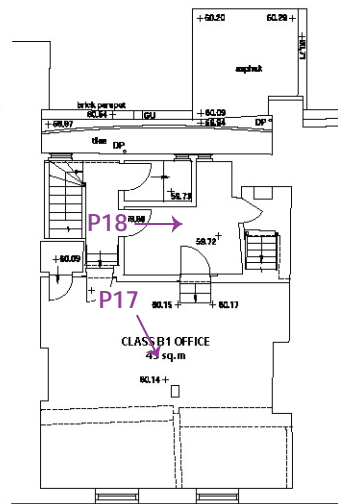
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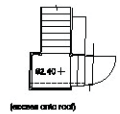
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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**Figure 20: Existing first, second and
third storey floor plans**

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Photograph 10: view looking north-east on first floor



Photograph 11: view looking south-west on first floor showing former fireplace



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Figure 21: First floor photographs

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Photograph 12: view looking south-west of staircase



Photograph 13: view looking south-west from the first floor looking over the rear extension



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Figure 22: First floor photographs

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Photograph 14: view looking east towards the street frontage windows on the second floor front office



Photograph 15: view looking north-east towards the blocked fireplace on the second floor front office



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**Figure 23: Second floor
photographs**

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Photograph 16: view looking south-west across the rear office on the second floor



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**Figure 24: Second floor
photograph**

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Photograph 17: view looking north-east towards windows on the third floor frontage



Photograph 18: view looking north-west across rear office space on third floor



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Figure 25: Third floor photographs

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Appendix A

Recorded relevant heritage assets (from the Greater London HER)

Figure 2 no.	HER no.	Description
Listed buildings		
1		Grade II listed Yorkshire Grey public house.
2		Grade II listed 12 Theobalds Road and attached railings.
3		Grade II listed 14-22 Theobalds Road and attached railings.
4		Grade II listed Gray's Inn gardens late 20 th century railings and early 19 th century wall.
5		Grade II listed 55 Gray's Inn Road.
6		Grade II listed Lodge at north-east corner of Verulam Buildings.
7		Grade II listed 1-5 Verulam Buildings and attached railings.
8		Grade II listed 2-9 John Street and attached railings.
9		Grade II listed 8 Northington Street.
10		Grade II listed 63-69 Gray's Inn Road.
11		Grade II listed boundary wall and gateway with spur stones east of Verulam Buildings.
12		Grade II listed 75-81 and 81A and attached railings.
13		Grade II listed 10-20 John Street and attached railings.
14		Grade II listed 1-6 Raymond Buildings and attached railings.
15		Grade II listed 22-28 John Street and attached railings.
16		Grade II listed gateway and walls to the north and west of Raymond Buildings.
Figure 4 no.	HER no.	Description
17	201944/00/00 - MLO21218	Site of the Society of Gray's Inn which was established in the 14 th century with the medieval buildings grouped around what is now South Square. The earliest surviving building is the hall of around 1556-60 and extensively rebuilt. Gray's Inn Square was built around 1676-88. Gray's Inn suffered extensive damage during World War II and was rebuilt around 1950-60 in a neo-Georgian style sympathetic to the old work.
18	082347/00/00 - MLO6969	Site of a medieval or post medieval wooden conduit in a trench dug during works for tram electrification in 1905.
19	082022/00/00 - MLO5713	Bloomsbury Way which appears on Rocque's map of 1748 as Theobalds Row.
20	080473/00/00 - MLO19227	Site of the Griffin public house which is now in the vicinity of where a brewery used to stand.
21	MLO107083	Site of a workhouse which may have been founded in 1730. In 1836, a Board of Guardians representing a number of Holborn Parishes was entrusted with caring for the local poor of Holborn. In 1838 the Poor Law Commissioners authorized £9,000 to be spent on enlarging the Gray's Inn Road workhouse and in 1902, the Gray's Inn workhouse was renovated into a 'H'-shaped structure.
22	082919/00/00 - MLO63101	Extensive tips of 16 th -17 th century garden soil revealed in an archaeological watching brief in 1977.
23	MLO103793	Site of a 1930's building which formerly housed a metal workshop with an enamelling works on the top floor.
24	MLO89419	Holborn Library which was opened in 1960,

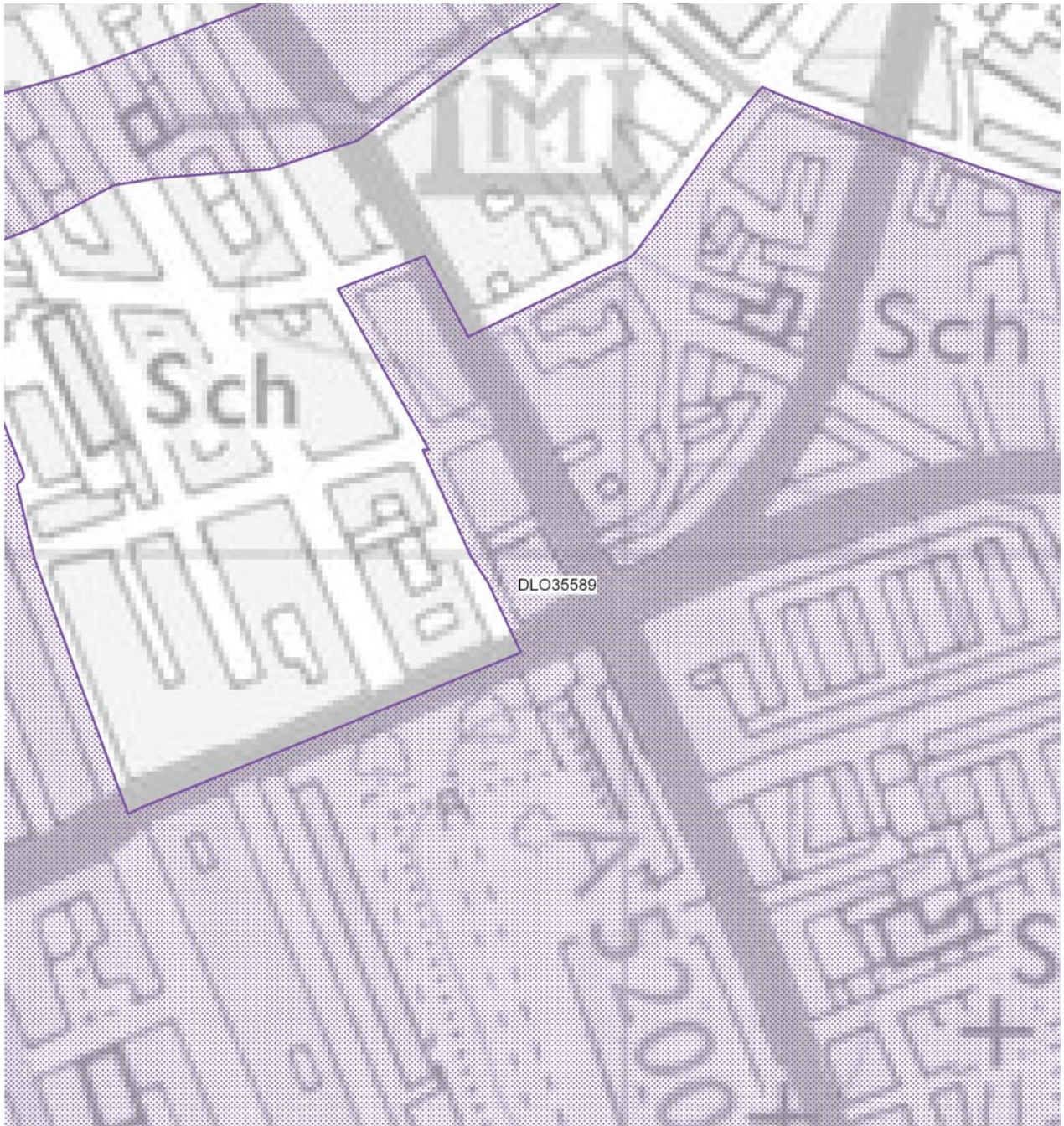
Appendix B

Consulted historic maps

Historic maps

1642-3	London Civil War Defences
1720	A Map of St. Andrews Holborn Parish
1746	John Rocque
1792-9	Horwood
1810	Phillips
1872	Ordnance Survey
1894-6	Ordnance Survey
1914	Ordnance Survey
1951	Ordnance Survey

Appendix C
GLHER maps



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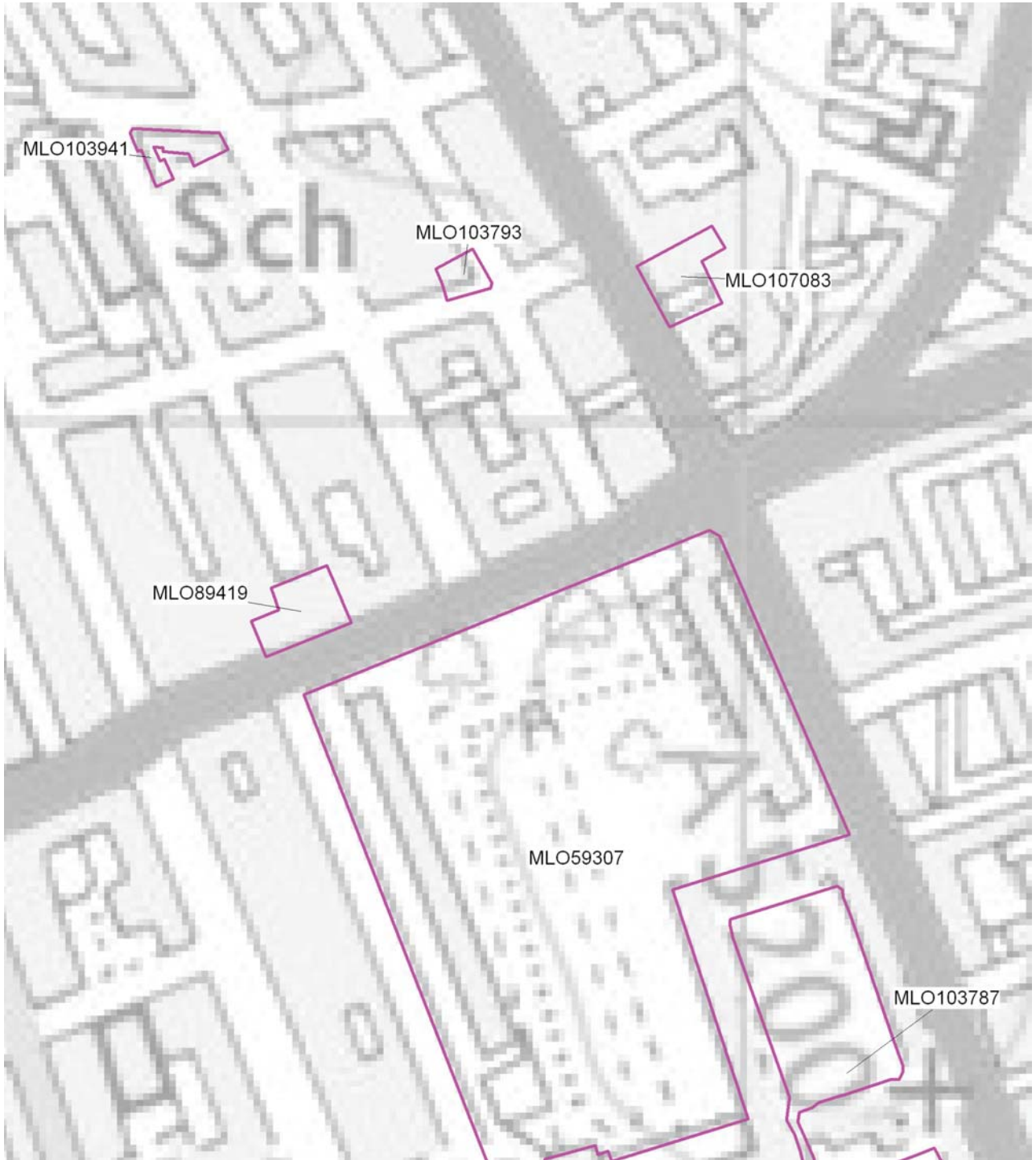
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GLHER monument points

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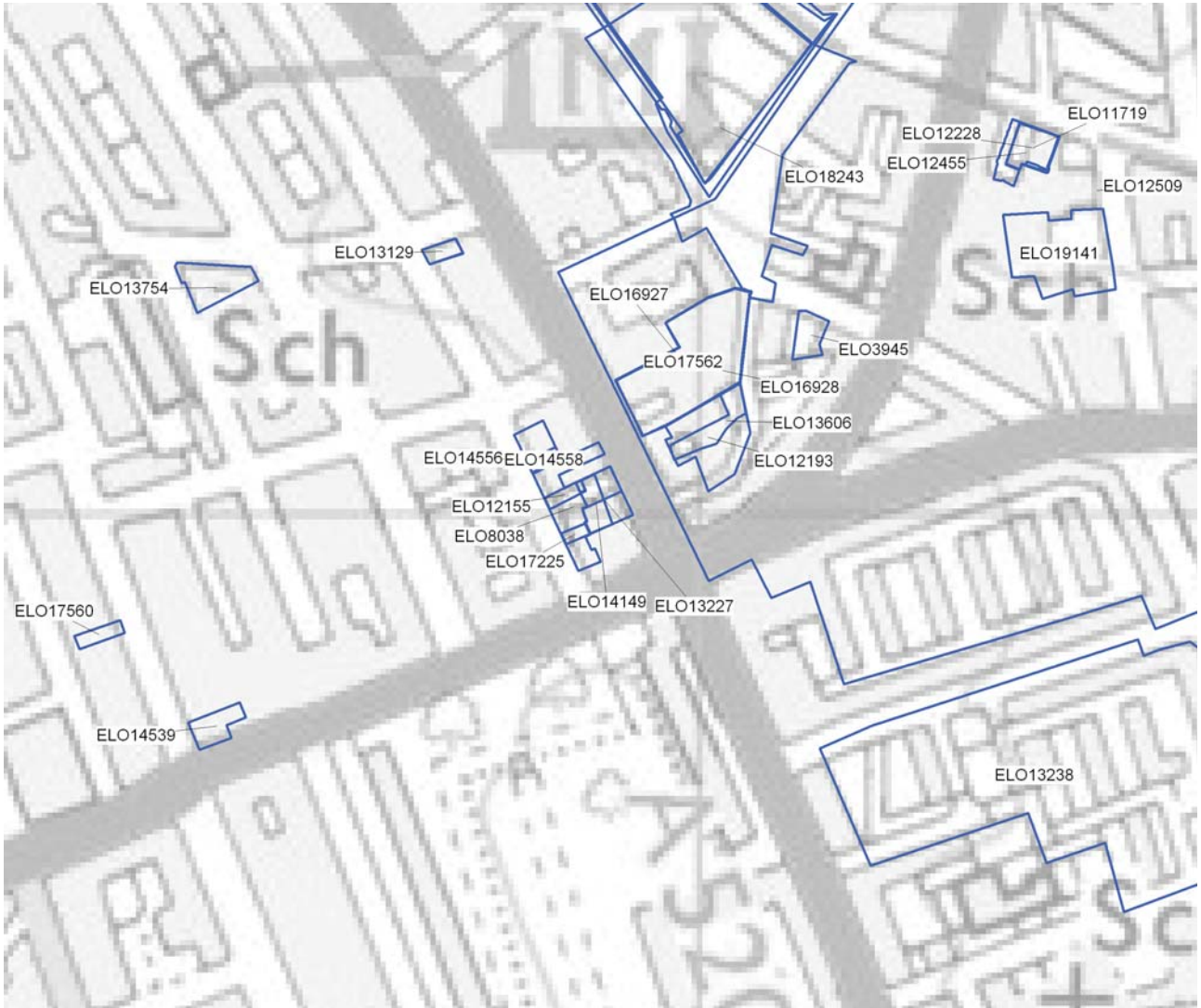
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**Extent of Victorian mains
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(GLHER ELO12509)**

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