

## HERITAGE DESIGN AND ACCESS STATEMENT

<b>Project:</b>	Alterations in connection with refitting of the commercial kitchens below Gray's Inn Hall	<b>Ref/File No:</b> HK 2268/3.1
<b>Applicant:</b>	The Honourable Society of Gray's Inn	
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<b>Date:</b>	<b>20<sup>th</sup> December 2021</b>	

### INTRODUCTION

This application is for Listed Building Consent for alterations in connection with the refitting of the commercial kitchens and ancillary areas within the basement below Gray's Inn Hall.

The project mainly comprises the renewal and replacement of kitchen equipment and services but does involve some alteration to the building layout and finishes to meet contemporary food service expectations and current Food safety / hygiene standards.



*General Views of Kitchen Areas within Basement*

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## LISTING DESCRIPTION

798-1/102/640

GRAY'S INN (North side) THE HALL AND ATTACHED RAILINGS SOUTH SQUARE  
24/10/1951

GV I Banqueting hall. Rebuilt 1556-58, retaining earlier fabric. Externally remodelled 1826 and 1897. Restored 1948-51 under Sir Edward Maufe, following major WWII bomb damage. Buttery added to W end 1971-72, to the design of Erith and Terry.

**MATERIALS:** Red brick laid in English bond with darker burnt bricks; some traces of diapering. Portland stone dressings. Clay tile roof.

**PLAN:** The hall stands above an undercroft. Five bays externally, six bays internally; screens passage to W end with gallery above. Porches to westernmost bays on N and S sides. Buttery (kitchen) to W end is single storey above basement.

**EXTERIOR:** The facing brickwork has been restored, particularly at the upper levels. It is of five bays divided by offset buttresses. The crow-stepped gables, although restored, are an early feature; the plain parapets date from Maufe's restoration, replacing an eaves cornice. Porch on the S side, much restored, with stone tablet carved with a griffin, the badge of Gray's Inn, above door. On the N side is a porch with a keyed round-arched doorway, built as a servery by Maufe on the site of a porch removed in the 1930s, and adapted again as a porch. E bay of the north elevation has large bay window of four transomed lights on the face and two on the canted sides, all with cinquefoiled heads and three-centred heads to the lower lights. The other windows are three-over-three light mullion-and-transom with drip moulds. The windows are described by RCHME (1925) as 'restored'; the stonework may date from the 1826 remodelling or later. E and W gables each have large four-centred arched window of five pointed lights and two transoms. The bay window on the south side was added by Maufe. Stone mullioned windows to basement date from post-war restoration. Roof has a hexagonal lead lantern with pinnacles. Area railings on N side with Gothic pattern heads.

Buttery in a Georgian Gothick style, in red brick with Portland stone dressings and crenellations. Two-inch bricks for the main structure and three-inch bricks for the parapet and blind windows, to suggest a C16 building gothicised in the early C19. Broad ogee windows of three lights with Y tracery; that on the W elevation is flanked by blind ogee windows. The three pinnacles along the west parapet were designed on those of the Abbot's Lodging at Combermere Abbey, Cheshire (remodelled 1814-20).

**INTERIOR:** On N side of screens passage is a C16 doorway with moulded jambs and four-centred arch set in a square head. Left-hand spandrel is carved with the arms of Charles Brandon, 1st Duke of Suffolk (1484-1545), brother-in-law to Henry VIII. On S side is a similar arch, without carving. Hall has dais at the high (E) end. The oak hammer-beam truss roof follows the form of the original, of six bays with carved drop finials set diagonally; the spandrels below the hammer beam with Gothic tracery. At W end is an elaborately carved C16 oak screen of five bays divided by Ionic columns whose shafts are enriched with strapwork relief. Each bay has a round arch with a scrolled key; the second and fourth bays have panelled double doors with strapwork decoration and glazed radial fanlights; the others have panelling of similar decoration and carved lunettes in the tympana. The spandrels are carved with recumbent figures of Victory. The entablature is enriched with strapwork and jewel ornaments; above the cornice is a second enriched frieze; above each column a terminal figure supports the gallery rail; above each bay is a separate entablature and scrolled pediment. The screen is believed to post-date the 1556-58 rebuilding, although stylistically it could belong to that date. According to tradition, it was a gift of Elizabeth I, the Inn's patron.

*N, S and E walls are lined with timber panelling to cill level, replacing panelling of 1706 destroyed in the bombing. The panels are hung with the armorial bearings of successive Treasurers. The windows have extensive heraldic stained glass, the earliest dating from 1476, reinstated after the war. The undercroft has been adapted for services and storage, and is clad in modern finishes. The Buttery is entered from the screens passage via a modern four-centred arch. The interior serves as a kitchen and has no decorative treatment.*

*HISTORY: Gray's Inn is one of the four Inns of Court, the principal legal societies of England and Wales. The Inns' dates of origin are obscure, but they are thought to have emerged in the later C14. Gray's Inn stands on the site of the Manor of Purpoole, the property of the de Grey family. The hall was 're-edified' in 1556-58, at a cost of £863 10s 8d. The medieval Inn was progressively rebuilt from the late C17, hastened by a series of fires in the 1680s, and the hall is the only building with earlier fabric to survive. Students resided in the Inn and attendance at Dinner (lunch) and Supper in Hall was compulsory. Among the many prominent C16 Inn members were Thomas Cromwell, Sir William Cecil and Francis Bacon, who became Treasurer and Dean of the Chapel, and who laid out the garden Walks to the north west. Shakespeare's Comedy of Errors was first staged in the hall on 28 December 1594.*

*The hall was remodelled and stuccoed in the Gothick style in 1826, with a crenellated parapet. In 1897 the stucco and crenellations were removed. Gray's Inn suffered extensive damage in an incendiary bomb attack on 11 May 1941, which left the hall in ruins. Its magnificent hammer-beam roof was destroyed, but a number of fittings including heraldic glass and coats of arms had been removed for safekeeping; the C16 screen, already dismantled, was rescued as the building burned. A set of detailed drawings of the roof, undertaken as a precaution in WWI, provided the basis for its reconstruction under Sir Edward Maufe (1883-1974), who undertook extensive restoration work at Gray's Inn. In 1971-72 the Buttery was added to the west end of Gray's Inn Hall to the design of Erith and Terry.*

*SOURCES: Cherry B and Pevsner N, The Buildings of England, London 4: North (1998), 203 Cowper F, A Prospect of Gray's Inn (second revised edition) (1985) Douthwaite WR, Gray's Inn: its History & Associations (1886) Erith R - Progressive Classicist, 1904-73. Sir John Soane's Museum exhibition catalogue (2004), 66-7 Graya (magazine for Gray's Inn members), No. 10 (1931), 14-17; No. 29 (1949), 48-9; No. 32 (1950), 58-50 Lucy Archer, Raymond Erith Architect (1985) Royal Commission on the Historical Monuments of England, An Inventory of the Historical Monuments in London, Vol II: West London (1925) 52-55*  
*REASONS FOR DESIGNATION: Gray's Inn Hall is listed Grade I for the following principal reasons: \* Architectural: outstanding historic interest as the hall of Gray's Inn, rebuilt 1556-58 retaining earlier fabric. Restored by the distinguished architect Sir Edward Maufe following grievous bomb damage. \* Later Architectural Work: while the buttery does not share the interest of the hall, it is an elegant adjunct designed by Raymond Erith (1904-1973), one of the principal British architects to continue working in the traditional idiom after the Second World War, which illustrates his playful use of style and meticulous attention to detail. \* Historic: It is the oldest surviving building of Gray's Inn, one London's four Inns of Court, which rank among England's most important historic institutions. \* Fittings: the screen is an outstanding example of English Mannerist carving; a wealth of heraldic glass dating back to the C15; armorial bearings \* Group value: in particular with the Grade I listed chapel and Grade II\* chambers in Gray's Inn Square, and with other listed buildings in the Inn.*



## HISTORICAL BACKGROUND

As noted in the listing description, the Hall was left in ruins following wartime bombing. It was reconstructed under the direction of Sir Edward Maufe between 1948 and 1951.

Whilst the listing description notes some elements of new work it is clear that the rebuilding was somewhat more extensive and included the insertion of a reinforced concrete rib and clay pot ground floor slab spanning between the external walls and intermediate columns above a remodelled basement layout below. As a result, the basement area retains no historic fabric or planform and all sub-divisions, detailing and finishes including the stone mullioned windows and the full height bay on the south side date from c.1950 or later.

The basement area itself has undergone a number of refurbishments since its remodelling by Maufe. A listed building consent 2005/4592/L shows approximately the current layout which reflects the last major refurbishment of the commercial kitchens which is thus well overdue. Further alterations were undertaken under planning consent 2010/0786/P when a DDA passenger lift to link all levels was installed as part of the works to form the Bridge Bar connecting the Hall to 10 South Square and closing the gap between South Square and Gray's Inn Square.

A fully representative series of interior spaces is illustrated below:



Existing Pastry Kitchen looking SE



Existing Pastry Kitchen looking NE



Existing Dishwash looking SE



Existing Glasswash looking SW



Existing Pantry



Existing Corridor



Existing Male Changing Room



Existing Female Lavatories



Existing steps from Corridor to Production Kitchen



Void above Production Kitchen / below Buttery

## SPECIAL INTEREST

As set out in the Listing Description, the Hall is listed for the following reasons:  
(see listing description for full text)

- **Architectural:** outstanding historic interest as the hall of Gray's Inn...
- **Fittings:** C16 screen... heraldic glass dating back to C15... armorial bearings
- **Group value...**

## SIGNIFICANCE

The National Planning Policy Framework (NPPF) notes that significance may be *archaeological, architectural, artistic or historic* and *derives not only from a heritage asset's physical presence, but also from its setting.*

The term "*setting of a heritage asset*" is defined in the NPPF as '*the surroundings in which a heritage asset is experienced*'.

English Heritage, now Historic England, suggest that significance might be understood through one or all of the following "*values*":

1. "*Evidential value*": *relating to the potential of a place to yield primary evidence about past human activity*
2. "*Historical value*": *Relating to the ways in which past people, events and aspects of life can be connected through a place to the present*
3. "*Aesthetic value*": *relating to the ways in which people draw sensory and intellectual stimulation from a place*
4. "*Communal value*": *relating to the meanings of a place for the people who relate to it, and whose collective experience or memory it holds.*

Where a building or structure is regarded as significant for the value or values that it holds, the level of significance is often described as exceptional, high, medium, modest, neutral or negative. These terms are not defined in the NPPF nor in Historic England Guidance although the latter does note that this is a matter of judgement based upon an informed values-based assessment.

Clearly the Hall scores highly when assessed against all these values. However, the basement area does not contribute to that significance nor indeed detract from it.



## PROPOSALS

'As existing' and 'As proposed' plans for the basement area below Hall are shown on drawing HK 01.014. The proposed alterations comprise the following:

- Kitchen staff toilets and changing rooms are being re-located to the basement of 10 South Square to allow more space for catering operations and to avoid risk of cross contamination. 10 South Square is not listed and those works do not form part of the application.
- Existing spaces are re-organised to achieve a logical food route and methodology with separation of raw/cooked food processing, storage and waste to provide:

▪ Good In Checking/Decant Area	▪ Bulk Dry Good Store
▪ General Purpose Freezer	▪ Raw Prep
▪ Cold Kitchen	▪ General Purpose Coldroom
▪ Pastry Kitchen	▪ Pastry Coldroom
▪ Production Kitchen	▪ Holding Coldroom
▪ Hospitality Stills Room	▪ Hospitality Coldroom
▪ Butler's Pantry	▪ Beverage Store
▪ Potwash	▪ Crockery & Glass Dishwash
▪ Non Food Disposables Store	▪ Dry Refuse Store

- Renewal of floor, wall and suspended ceiling finishes to provide regulation compliant, hygienic, washable surfaces with no exposed ledges to harbour dirt.
- Renewal of services including change from gas to an all-electric kitchen to improve energy efficiency and reduce CO2 emissions.
- Renewal of kitchen extract hoods and ventilation to include fire suppression measures.
- Rationalisation and renewal of the ad-hoc mismatched ventilation grilles through basement windows and replacement with consistent grille pattern, colour matched to the 1950's bronze casements. Details shown on Documents HK2276 / 01.017 – Window Schedule; 01.015 Basement Windows South Elevation; 01.016 Basement Windows North Elevation.
- Renewal of food hoist between Production Kitchen and Hall Servery with increased height and access to accommodate full height food trolleys (No alterations to lift shaft or footprint)
- The works also include renewal of the catering equipment and internal finishes within the Ground Floor Hall Servery (the 1972 Buttery extension) but as no alterations to the fabric are proposed it is not considered that this requires Listed Building Consent

## **JUSTIFICATION**

The current kitchens were last refurbished in 2005 and much of the equipment is now well beyond its normal anticipated lifespan with consequential risk of breakdown disrupting service.

The Banqueting offer of all such institutions is increasingly important in order to generate income to maintain the historic buildings with a consequential increase in both the quantity and quality of the food service offer. In addition, the Inn will be providing School Lunches for the new City of London school which will commence operations from the Inn in September 2022 increasing lunchtime service by some 326 covers. Enhanced and updated facilities are required to service both.

As noted above, the current layout has logistical, hygiene and regulatory failings which the proposed replanning and new finishes will address.

## **IMPACT**

Alterations to the building fabric and finishes are limited to internal works within the lower and upper basement levels below the Hall. The planform, materials and finishes within this area all date from the c.1950 rebuild and subsequent refurbishments, most recently in 2005.

As such, the proposed basement works will have no impact on the identified special interest or significance of the Grade 1 listed building.

Removal of gas cooking from the building and the introduction of fire suppression systems into the kitchen extract hoods and ventilation systems will significantly reduce the risk of fire propagation and transfer in the event of accident. Rationalisation and colour co-ordination of the external grilles, albeit largely concealed from wider view, will enhance the appearance of the basement external lightwell areas.

## **ACCESS STATEMENT**

The layout of the existing listed building and adjacent associated areas encompass a series of level changes, not all of which are accessible via the DDA lift which only serves the lower basement Production Kitchen, Ground Floor Servery/DDA Entrance/Great Hall and First Floor Bridge Bar.

Thus, catering areas served from the upper basement corridor are not directly DDA accessible from the Production Kitchen although access to the corridor is possible via the large service lift from ground floor level. Given the constraints of the existing listed building and significant level changes, it is not possible to modify the layout to permit direct step-free access between all kitchen areas.

It is a reasonable assumption that the nature of the work within a commercial kitchen would itself preclude those unable to accommodate the changes in level between the various kitchen areas. However, the available access would allow those with more limited mobility to access and undertake location-specific roles if the opportunity arose.