



256 GRAYS INN ROAD – PLOT 2 INVESTIGATIONS

DESIGN AND HERITAGE STATEMENT

This design and heritage statements has been prepared in connection with the application for listed building consent for investigation works at Eastman Dental Clinic.

Design

There are no design works required as part of these proposals. The application seeks listed building consent for investigative works within the listed building, which are required to better understand how to best deliver the form of development approved under planning permission 2019/2879/P and listed building consent 2019/2880/L. The survey works will be completed in line with the submitted methodology and brickwork made good. There will be no change to the use, layout, scale, landscaping or appearance of the building as part of these works.

Heritage

The Eastman Dental Clinic (Plot 2) is a Grade II listed building and is situated within the Bloomsbury Conservation Area. An understanding of the significance of the listed building was set out in detail in the Heritage Statement submitted in connection with planning permission 2019/2879/P and listed building consent 2019/2880/L.

The EDC's historical value lies in its being a purpose-built specialist clinic, one of five Eastman Dental Clinics in major European cities. It is important for having provided specialised dental care for children, and for the major role it played in the development of modern public healthcare in this country.

The building has architectural interest as a late work of a distinguished architectural practice, Sir John Burnet and Partners, in the Beaux-Arts tradition. The surviving original interiors are of high significance; however, with the exception of the entrance hall sequence and the double-height, second-floor clinic, the original finishes and plan-form are all but lost. Modern partitions and the spaces they occupy are of no significance.

The clinic has a strong presence on Grays Inn Road. The elegant composition contributes to the character and appearance of the conservation area.

The proposed survey works will be completed in line with the submitted methodology and brickwork made good. These works will have no effect on the significance of the Grade II listed building or on the significance of the Bloomsbury Conservation Area.

The proposals preserve the significance of the listed building and are therefore in accordance with Chapter 16 of the NPPF and Policy D2 of Camden's Local Plan.