

ONE
GRAY'S
INN

ONE GRAY'S INN & THE Paddock Refurbishment works



The Inn will shortly be undertaking the refurbishment of 19/21 High Holborn together with the main archway entrance to the Inn. The building will comprise a basement and ground floor retail unit with six floors of offices above.



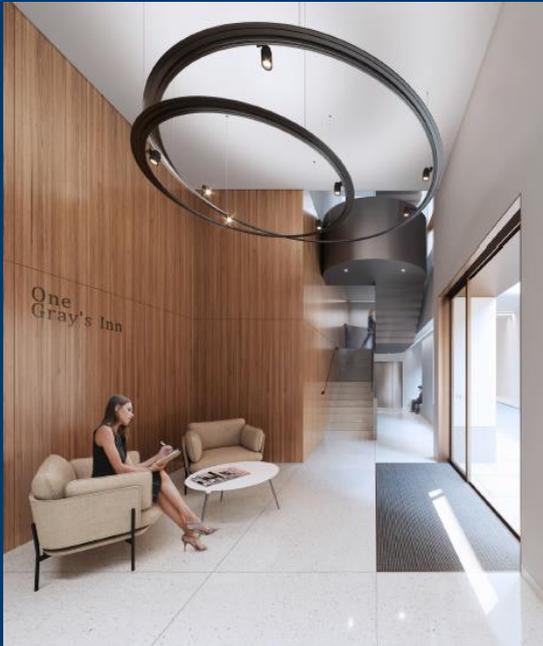
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The Paddock and main access route from High Holborn is to be resurfaced and the area greatly improved with new lighting and the addition of planting. New larger bin stores and enhanced recycling facilities will be located further along The Paddock.



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The offices to be known as 'One Gray's Inn' will comprise some 20,000 square feet (1,858m²) of high quality air conditioned office space, the retail space will occupy 5,300 square feet (492m²).



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PROGRAMME

During the period of the works the Paddock area will not be accessible from Gray's Inn Road as this will be the main construction access. Vehicular access from High Holborn and access through the Paddock will be closed from November 2017 to allow diversion of services in the existing roads. A pedestrian only access from High Holborn will be maintained whenever possible during the project but will, with prior notice, be closed when required to undertake construction works.

The main demolition and construction work will commence in December 2017 and is scheduled to complete April 2019 with the retail unit being handed over in the Autumn of 2018.



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CONSTRUCTION

Following initial demolition of the rear five storey portion of the building and the existing staircase and lift core, the new structure will be extended to the rear at basement to fourth floor levels. This will involve piling works and the construction of a new structural steel frame that will be tied into the existing concrete structure. The existing envelope of the building will be completely renewed as will all services the main building core, staircase and lifts.



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The new building will be clad in a mixture of ceramic tile and brickwork to complement the surrounding buildings. Additional windows have also been added to improve natural light within the offices. At fifth and sixth floors the offices will benefit from large terraces. The offices above the arch will be refurbished and new conservation windows added to enhance their appearance.



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ACCESS

As mentioned, a pedestrian access will be maintained onto High Holborn through the main entrance wherever possible during the project. Alternatively, Fulwood Place and Warwick Place will need to be used.

Vehicular access and exit to Gray's Inn Square & South Square will be through the Gray's Inn Road entrance. A porters cabin will be located at the entrance point into Gray's Inn Square. Traffic will circulate anti-clockwise in Gray's Inn Square and clockwise in South Square. A traffic light will operate between the two squares.

For more information please contact John Fox
Estates Department, 8 South Square



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