



# Restoration and refurbishment

The Doll's House, Gray's Inn, London

## Highlights

On behalf of The Honourable Society of Gray's Inn, Axis carried out internal and external refurbishments and structural repairs to an iconic Georgian Grade II listed property, The Doll's House, at 5 Field Court, Gray's Inn.

The Honourable Society of Gray's Inn is one of the four Inns of Court in London to which barristers of England and Wales belong and where they are called to the Bar.

Whilst undertaking the contract, Axis' project management team accommodated the important legal proceedings that take place on site daily, which meant quiet working during the hours before tenants went to court.

Our specialist heritage team ensured that all repairs were completed in keeping with the 18th century building's traditional design, whilst materials were carefully selected to protect the building's original features from the effects of pollutants and weathering.

Internal and external decorations included the repair and treatment of metalwork, rendered surfaces and concrete sills, and the restoration of wooden doors and sash windows, prior to full redecoration of all previously coated surfaces.

## Specifications

- Grade II\* listed building
- Internal and external refurbishment and repair
- Structural roof repair
- Stonework
- Metalwork
- Painting
- Sash window repair and restoration
- Leadwork
- Traditional building techniques – lath and plaster

£150,000 value

12 weeks duration



External works included fully stripping and re-tiling the roof with carefully selected matching slate. The exposed roof boards were assessed and treated for any decay whilst structural timbers were propped and replaced due to substantial water penetration.

High performance thermal insulation was selected in order to maximise thermal efficiency within the restricted space while the building was finished with asphalt-lined gutters and new lead detailing to the dormer windows.

The introduction of new lead coverings to the parapet line on the north and south elevations maintained and enhanced the building's traditional character.

Following repairs, internal ceilings were carefully restored using traditional lath and plaster techniques in keeping with the period of the building.

#### Client testimonial:

*"I thought it appropriate that I should pass on my thanks to Carla Piedade (Site Manager) and her team for the exceptional care and professionalism shown, during what at times was a very challenging project, completed whilst the property was occupied"*

Mark Chisholm BSc (Hons) MSc  
Estates Department



#### Contact

marie.partner@axiseurope.com  
020 3597 2538  
axiseurope.com