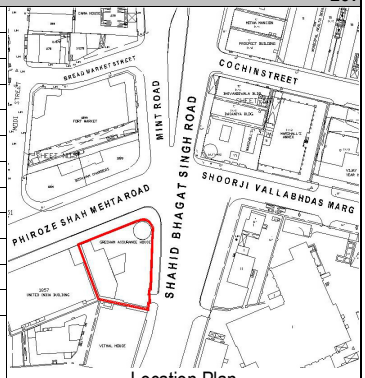
Gresham Assurance House				237
		Common Ref No: 237 Card No: 328 Ward (Part): A (Part II) CS No: 1845 (Fort Division). Plot Area: 965.35 sqm. B U Area: - Date: 17/02/2005. Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 237_Gresham Assurance.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Gresham Assurance House		
1.2	Earlier Name	Gresham Assurance House		
1.3	Built in:	1939	Extension Date	-
2.0		**Access**		
2.1	Main	Junction of Shahid Bhagat Singh Marg and Sir Pherozshah Mehta Road		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Life Insurance Corporation of India - Owner		
3.2	Past	Gresham Assurance Ltd.		
3.3	Status	Owner and Tenant		
4.0		**Use**		
4.1	Present	Offices – Commercial		
4.2	Past	Offices		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Corner building at the major intersection of Shahid Bhagat Singh Marg with P. M. Road. Accessed from both the road fronts.		
5.2	Architectural Description	**Planning** Corner building with an accentuated corner. It is accessed through staircases at both the ends of the street front. Typical floor layout with pantry and toilet facilities on the rear side. Central truncated triangular atrium derives light in the passages on the second, third and fourth floor. Large height ground floor with mezzanine and access to basement. LIC occupies entire first floor while private offices take up subdivided spaces on other floors. A small canteen is housed in the domed terrace block. Basement lies vacant, while the ground floor is being leased out to a bank. **Features** Imposing curved corner with recessed profile flanked by large circular Ionic columns surmounted by a dome forms the most striking feature marking the street intersection. Rusticated semicircular arch openings on the ground floor and recessed window openings on upper floor façade form distinct vertical bands. Also a large cornice band at terrace level marks the building edge. Ionic column capitals on heavy circular columns. Dome crowned by lantern marks an important silhouette at the street intersection. Stone medallion or cartouche at the entrance inscribing company monogram. **Style** Influence of Renaissance style of architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, I(sce).	Recommended grade	II A.
6.0		**Topography**		
6.1	Floors	G + 4 & basement		
7.0		**Construction**		
7.1	Plinth	About 1.2 m. height, buff basalt stone finish punctuated by basement ventilator openings.		
7.2	Walls	Brick masonry non-load bearing walls and RCC structural members.		
7.3	Floor	Flat RCC slab resting on beams and columns.		
7.4	Stairs	Two regular double flight RCC stairs at both ends of the road fronts. Also lift lobby shared at floor level landing.		
7.5	Openings	Rusticated semicircular arch openings on ground floor seem to be large door sized. Metal frame glazed panel window shutters. Double leaf wooden door shutters forming office		

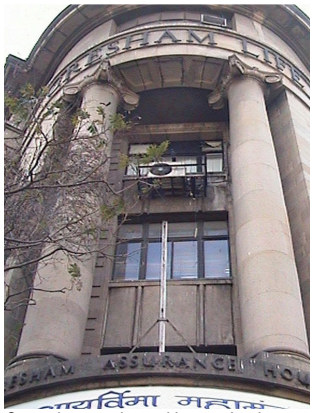
		entrances.
7.6	Roofing	Flat RCC floor slab and dome over the pavilion at terrace corner. Acrylic covered skylight on concrete frame over the central void.
7.7	Articulation	-
7.8	Finishes	Buff basalt stone dressing over the two roadside external facades. Plain plaster painted wall surfaces to the internal and rear external wall surfaces. Varied floor finishes throughout the building. Original marble finish stairs retained.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms the boundary along the road fronts.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light except in some portions, relies more on artificial sources.
8.2	Ventilation	Adequate natural ventilation, relies on A.C. units.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Split and window Unit A.C.'s
9.0		**Condition**
9.1	Plinth	Fair - except seepage in basement floor.
9.2	Walls	Fair - except staircase & common areas.
9.3	Floor	Indeterminable - due to false ceilings.
9.4	Stairs	Fair - except minor cracks & wear tear.
9.5	Openings	Fair - except modified window shutters.
9.6	Roofing	Indeterminable - due to false ceilings. Fair condition of dome at terrace level.
9.7	Articulation & Finishes	Fair - except staircase & common areas.
9.8	Services	Fair - except the two rear sides with old & neglected plumbing & garbage disposed.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.


Arch opening with rusticated joints, glazed shutters


Decorative column capital



Buff stone clad building with ground floor arched openings with rusticated joints, corner curved bay, above rectangular openings, bands etc



Curved corner bay with round columns with decorative capitals surmounted with a dome



Corner curved bay dome with a finial.



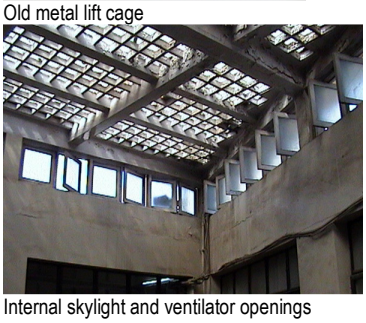
Entrance with the building name and emblem above the opening



Old metal lift cage



Light fixtures



Internal skylight and ventilator openings



Internal spaces as per new modifications