

# BLUEBOTTLE

## **Design and Access/Heritage Statement**

**5-6 Raymond Buildings, Gray's Inn, London WC1R 5BN**

18.12.14

### **Introduction/Heritage**

The existing properties of no 5-6 Raymond Buildings are Grade II listed buildings located within the Honourable Society of Gray's Inn Estate.

The Terraced Raymond Buildings dated c1825. The properties are set in the North West area of Gray's Inn Estate backing onto Gray's Inn Gardens and are located within The London Borough of Camden Bloomsbury Conservation Area.

The properties form a part of six terraced chambers and residences with similar scale elevations and character. The terraces were damaged during Second World War and there are evidence of 20th Century restoration to the upper levels and roofs. No 5-6 Raymond Buildings have slate pitched roofs with accommodation at attic levels.

The building comprises of lower ground floor, ground, first, second, third, fourth and attics. The attics are residential, with lower floors office use. Currently Atkin Chambers are occupying parts of the adjacent 1-2 Atkin Buildings and 6 Raymond Building lower ground floors, ground and first. In January 2014 Atkin Chambers added the lease of first floor 5 Raymond and second floor 5-6 Raymond Buildings. 1 Atkin Building is not statutory listed.

### **Exterior**

Multi-coloured stock brick facades under a slate roof with dormers. West elevation consists of semicircular arched entrances with keystones and impost blocks. Gauged brick flat arches to recessed sash windows and restored parapets. The East elevation is facing the gardens and uses the same multi-coloured stock brick façade with stone, bands at ground and 1st floor. The proposal does not alter the exterior fabric of the building.

### **Interior**

A stone staircase with square iron balusters rises up to the Third floor in the centre of both properties. The proposal concerns the interior of the lower ground, ground, first and second floors. All floors consist of a series of chambers/offices accessible from a central corridor. The corridors have plain plastered painted walls with decorative corning and simple skirting's, painted panelled doors leading into the rooms off the corridors.

### **The Design Process**

The proposal outlined within this application sits hand in hand with two previous approved applications for 5-6 Raymond Buildings (references available in the attached covering letter), and deals primarily with minor aesthetic treatments within the buildings. The aim is to reinstate the buildings to their original state and enhance the character of the properties.

Removing modern, non-original ceiling and floor finishes to reinstate the original building can only enhance the character of the properties. Throughout the works, special attention will be paid to architectural features such as corning, skirting and doorways.

### **ARCHITECTURE AND DESIGN**

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On the ground floor, the relining of the non-original plasterboard wall will ensure adequate sound proofing between spaces, providing the applicant with functional and useable spaces. All cornices and skirting will be retained and reused. We are therefore ensuring that the original state of room G.06 is not altered. Depending on the state of the existing architectural details, cornices and skirting will be salvaged and reused or replicas will be created to match the original features. This will ensure that our proposal will not involve the loss of any significant or decorative historic details.

Other minor works include new joinery and encasing of services, which will be undertaken in a considered and sympathetic manner. New ceiling finishes to both the lower ground and ground floor corridors will not alter the existing make up of the building, and ceiling heights will remain as they are currently. At lower ground floor level the cornice detail in the corridor is currently encased within the lowered plasterboard ceiling. Any works to install a new plasterboard ceiling will ensure that the original cornice features are undisturbed. At ground floor level, cornice details are to be removed and retained whilst installed a new ceiling finish. Depending on its condition, the salvaged cornice will then be reinstated or replicated to ensure no historical content is lost.

## **Amount of Development**

The proposal involves a variety of works on two floors of 6 Raymond Buildings, as outlined below. General notes that will be considered at all times throughout the proposal are as follows:

1. When re-hanging doors, we shall endeavour to salvage all doors, fixings and architraves to reuse. This is dependant on the extent of making good works required to the existing. If it is not possible, for whatever reason, to salvage or make good the doors/frames, the existing style and construction will be replicated within the new.
2. When removing or stripping back stud partitions, we shall endeavour to retain the existing cornice and skirting details. However if this is not possible, the original fabric of the building shall be replicated within the new. In this way we can ensure that the proposal does not involve the loss of any significant or decorative historic details.
3. All redecoration to walls and ceilings shall be undertaken sympathetically and to match the existing, where applicable.

### Lower Ground Floor

(please refer to drawing AC-10)

- new plasterboard ceiling in corridor B.15 to replace existing. The ceiling height of this corridor will remain as existing. The existing plasterboard ceiling encases the corridor's original cornice, and therefore throughout the works, care will be taken to preserve this historical architectural detail.
- new pipe work required for fan coil units on the ground floor. The pipe work will run at high level through the corridor ceiling noted above, and will only be visible in offices on the lower ground floor (B.04, B.05 and B.07). In these spaces, the pipe work will run as close as possible to the perimeter walls. Any visible sections of pipe work will be encased in plasterboard and painted to match the current ceiling finish.
- 2 x door to be re-hung while retaining the original timber doors, fixings and architraves. If unable to salvage any items, the originals will be replicated
- 1 x replacement circular window vent to room B.14. The position of the new vent will match existing.

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## Ground Floor

(please refer to drawing AC-11)

- 1 x door to be re-hung while retaining the original timber doors, fixings and architraves. If unable to salvage any items, the originals will be replicated
- propose to remove the non-original ceramic floor finish to G.13, whilst retaining skirting details
- remove 1 x window vent to window in G.11 and restore the window to its original state
- propose to remove and replace existing ceiling to main corridor. All cornice detail will be retained, made good and redecorated
- new joinery proposed to encase new heating system in the meeting rooms at ground floor level. All joinery details to replicate the original timber window surround panels. All joinery constructed will be reversible and we will endeavour to ensure minimal damage to the original fabric occurs.
- propose to installed new lighting throughout. This will include pendant lighting, recessed spotlights and wall light fittings. No historical fabric will be lost throughout this process, and existing ceiling roses will be retained or replicated where necessary
- propose to remove the current textured paper ceiling to G.07. This will ensure that this space is returned to its original state, as all other meeting rooms on this floor. All cornice details will be retained.
- remove one face of the existing stud wall between G.06 and G.07 as seen on drawing AC-11. All skirting and cornice details will be salvaged in this process. New insulation and plasterboard will be installed, with decorations to the new wall to be sympathetic to the rest of G.06. The salvaged cornice and skirting will be replaced or replicated to match the original.

For further details refer to drawings AC-10 and AC-11.

## **Use**

The top two floors are residential, with lower floors office use.

## **Layout and Scale**

Please refer to the accompanying existing and proposed drawing plans with accompanying photographs indicating position of the relevant scope of the affected areas. Refer to drawings AC-10 and AC-11.

## **Appearance**

The scheme is sympathetic to the existing buildings. The main aim of all alterations is to re-instate the buildings to their original state and retain all historical features. We are proposing a minor alteration to the façade, in the form of a replacement window vent to the lower ground floor and the removal of an existing vent to the ground floor. The overall appearance of the building will not be made worse by either of these proposals. No external alterations to the landscaping are proposed.

## **Access**

The proposal does not involve altering any of the existing entrances. The main vehicle access to the site is unaltered with this proposal. The site is accessible via no-thoroughfare road. All work undertaken will comply with the latest building control regulations.

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