DESIGN & ACCESS STATEMENT
HERITAGE STATEMENT Revision B

GHK ARCHITECTS

Project:	**Gray's Inn – Proposed Installation of Electric Vehicle charging points**	Ref/File No:	HK 2209/3.1
Location :	**Gray's Inn – South Square, Gray's Inn Square, adjacent to Verulam Buildings & opposite Raymond Buildings**		
Client:	**The Honourable Society of Gray's Inn, Treasury Office, 8 South Square, London, WC1R 5ET**		
Title:	**Design and Access/Heritage Statement**		
Date:	**6th July 2016**		

DESIGN AND ACCESS HERITAGE STATEMENT - for proposals to install Electric Vehicle Charging Points within The Honourable Society of Gray's Inn Estate to existing parking spaces at various locations; South and West sides of South Square, North and South Sides of Gray's Inn Square, adjacent to the South end of the Verulam Buildings Terrace and adjacent to the Jockeys Field's boundary wall opposite the centre of the Raymond Buildings Terrace.

PLANNING/HERITAGE

Gray's Inn and the Gardens are Registered Grade II × under the Historic Buildings and Ancient monuments Act 1953, and the Gardens also feature within the Register of Historic Parks and Gardens for their Special Historic Interest. Gray's Inn also forms part of the Bloomsbury Conservation area within The London Borough of Camden. There are a number of Listed Buildings within the Gray's Inn Estate and parts of the Boundary walls, railings and gates are also Listed structures.

It is understood that a Planning Application would be required for the proposed installation of Electric Vehicle Charging Points within the Gray's Inn Estate.

The importance of the Gray's Inn Estate with its Historic Listed Buildings, rebuilt properties following Second world war damage, gardens/landscaping are well understood as important to maintaining The Honourable Society of Gray's Inn status and it is considered that all alterations should be sympathetic and in keeping to the existing.

The Mayor for London, London Borough of Camden and other London Councils have a number of policies promoting Electric Vehicle useage and low emission vehicles to improve air quality. There has been a noticeable recent increase of Electric Vehicles/cars utilizing the parking bays within Gray's Inn. In order to cater for this development of Electric Vehicle useage, and noting the Mayor of London/London Council's policies towards the use low emission vehicles and cleaner air policies. The Honourable Society of Gray's Inn are proposing the installation of a number of Electric Vehicle Charging Points as indicated on the proposal drawings and documents forming this Application. See drawing Nos HK 2209/SK 004 Revision B, HK 2209/SK 005 Revision B, HK 2209 /SK 006 Revision A, HK 2209/SK 007 Revision A, HK 2209/SK008 Revision A, HK 2209/SK 009 Revision A, HK 2209/SK 010 Revision A, HK 2209 /SK 011 Revision A and HK 2209 /SK 012 Revision A submitted with this Application.

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In the London Borough of Camden Planning Guidance Note 7 – Transport, it is noted under item 6.20 *As part of our approach to making private transport more sustainable The Council promotes the use of low emission vehicles, including through the provision of electric charging points (see Camden core strategy Policy CS 11)* Item 6.23 also, in part, refers that *The Council will promote provision of electric vehicle charging spaces as an alternative to any general car parking spaces* ……

The proposals forming this Application are to convert a number of the existing car/vehicle parking bays, some of which are currently under used, to Electric Vehicle charging points. Car parking space numbers within The Gray's Inn Estate will remain unchanged for this proposed Application.

Existing roadways to South Square, Grays Inn Square, Raymond Buildings have tarmacadam finishes. The roadway and parking areas between Verulam Buildings and the Grays Inn Road Boundary wall has granite setts as the finished surface. These will be retained for this Application and there are no planned changes to the roadway or paving finishes, other than small areas of cable installations and reinstatements for bollard installations. See Photosheets: P001 Revision A, P002 Revision A, P003, P004 Revision A, P005 Revision A, P006 Revision B, P007 Revision B, P008 Revision B, and P009 Revision B for the existing parking areas and bays where Electric Vehicle charging points are proposed. See also drawing nos :- HK 2209/SK004 Revision B, HK 2209 /SK 005 Revision B, HK 2209/SK 006 Revision A, HK 2209 /SK 007 Revision A, HK 2209/SK 008 Revision A, HK 2209/SK 009 Revision A, HK 2209/SK 010 Revision A, HK 2209 /SK 011 Revision A and HK 2209/SK 012 Revision A submitted as part of this Application.

ECONOMIC

The Honourable Society of Gray's Inn Estate is in a prestigious setting within the Bloomsbury Conservation area in the London Borough of Camden. The efficient operation of the whole of the Gray's Inn Estate continues to be a significant, and important factor for the continuing growth/success of the existing Barristers Chambers, Educational/Learning facilities and the mix with Residential accommodation located therein.

There are events/functions which take place regularly within The Gray's Inn Hall/Gardens at various times during the year and in the summer months the Gardens are open to members of the public.

The Honourable Society of Gray's Inn places great emphasis/importance in enhancing its facilities /access to the properties and The Inn for the benefit of its Members, Chambers and their employees, Residents as well as the general public/visitors to Gray's Inn. The proposals in this Application are part of a programme of improvements within The Gray's Inn Estate.

DESIGN

A number of options have been considered for the proposed Electric Vehicle charging points and their location across The Honourable Society of Grays Inn Estate. The locations for the Electric Vehicle charging points have been selected to provide an even distribution of these facilities to the existing car parking spaces within The Gray's Inn Estate.
Consideration has been given to providing Electric vehicle charging points adjacent to the Grays Inn Boundary wall to Gray's Inn Road - opposite the centre of the Verulam Buildings Terrace but with the existing diagonal parking spaces, the provision of additional charging point bollards could cause vehicle parking to extend back into the narrow roadway (North/South) outside the Verulam Buildings Terrace. Electric Vehicle charging points could also be more vulnerable to damage if located adjacent to the Grays Inn Boundary wall. As a result, and to maintain the existing numbers of parking spaces, Electric Vehicle charging points have been proposed at the South end of No1

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Verulam Buildings, as indicated on the proposed location plan, see drawing nos HK 2209/SK 004 Revision B and HK 2209 /SK 008 Revision A and Photosheet P005 Revision A.
Various patterns of freestanding Electric Vehicle charging points are available including some that can be quite large units with payment slots, numbers of trailing hose connectors/exposed plugs signage and illuminated lights. After reviewing the ranges of available types it has been decided for The Grays Inn Estate to propose the installation of Electric Vehicle charging points which are cast iron black bollards with integrated charging points and maintenance sockets - as illustrated on drawing No HK 2209/SK 005 Revision B and HK 2209/SK 006 Revision A. This style is felt to provide a matching solution for use within the Grays Inn Estate, although slightly larger in diameter to accommodate internal Electric vehicle charging points as it matches the pattern of the exiting black cast iron standard bollards already in place within The Gray's Inn Estate. These will not require payment slots and meter displays, exposed coloured lights etc as any payments will be managed by The Honourable Society of Grays Inn. As shown on the illustration Drawing nos HK 2209/SK 005 Revision B and HK 2209/SK 006 Revision A the proposed Electrical charging sockets can be closed when vehicles are in charging mode with matching black cast iron cover flaps and access slots are provided for cables.
Method of fixing/installation of Electric Vehicle charging points and cables:
The bollards are to be cast iron painted black colour black, fitted with an integral cast iron root shoe extension for setting into a concrete base 310mm deep, power cables will be integrated and concealed see Drawing nos HK 2209/SK 005 Revision B and HK 2209/SK 006 Revision A. A typical illustration of the Electric vehicle charging point bollard is shown on drawing HK 2209/SK 005 Revision B submitted with this Application.
Power supplies for the Electric Vehicle charging points will be taken from the existing Electrical switch rooms in the Basements of adjacent properties, alongside existing supplies to the properties. Cables will all be concealed from Basements below pavings roadways and garden areas. Externally Electrical supply cables will be armoured 25mm diameter and concealed in metal circular ducts 50mm diameter and at 450mm below finished levels to minimise excavation depths, see also drawing nos HK 2209/SK007 Revision A, HK 2209/SK008 Revision A, HK 2209/SK009 Revision A, HK 2209/SK010 Revision A, HK 2209/SK011 Revision A and HK 2209/SK012 Revision A for cable routes to the various proposed Electric Vehicle charging points.
All areas will be scanned for the presence of other existing services below pavings and roadway finishes. Locations of the proposed Electric Vehicle charging point bollards and cables will be set out and warning barriers provided. Areas of roadway finishes will be carefully removed to the minimum areas required for cable ducts and pockets for casting in bollard root shoes/concrete surrounds as indicated on Drawing No HK 2209/SK006 Revision A cable ducts and flexible connections will be made to the bollard root shoes and 25mm armored cabling provided within the ducts fed from existing Basements. Cables will run alongside the existing incoming mains cables to the individual properties and existing Basement meters. Bollard bases will be set out and bedded in a concrete surround as indicated on drawing no HK 2209/SK006 Revision A. Surface finishes will be reinstated to match existing and bollards fixed to top of the concreted base root shoes. All excavations will be hand dug and bases repositioned away from tree roots if encountered in the excavations. Electrical Hazard warning tapes will be provided in the ground prior to reinstatement of surface finishes. All surface finishes will match the existing including patterns for the existing stone pavings and granite setts, which will be temporarily lifted and reinstated in the same positions as existing.

ACCESS.
As this Application is for the Proposed installation of Electric Vehicle charging points to the existing vehicle parking spaces located in various bays across the Gray's Inn Estate, pedestrian thoroughfares, vehicular and cycle access (and parking) within the Gray's Inn Estate its properties, residences and gardens will be retained as the existing arrangements, one cycle rack adjacent to No 9 Grays Inn Square will be positioned on to an adjacent paving for part of the Verulam Buildings Electric Vehicle charging points installation . No other works are proposed as part of this Application for the installation of Electric Vehicle charging points. Installation/extension of electrical

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services from adjacent property Basement electrical switch rooms to the proposed Electric Vehicle charging points will be carried out in sections to minimise any effects on existing pedestrian/vehicular/cycle circulation within the Gray's Inn Estate.
Access to the Gray's Inn Gardens *(The Walks)* will be retained as existing.

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