

Design & Access Statement - September 2017

Vaults at 5 Raymond Buildings, Grays Inn, London, WC1R 5NR

Design Statement

This short design statement has been prepared in support of the application proposals to introduce damp proofing to two vaults at 5 Raymond Buildings. The Heritage Statement prepared by GL Hearn in support of this application refers to the history of Raymond Buildings.

The property is an early Victorian property, constructed in brick. It is part of a terrace of properties of a similar age and style. The property has a well-preserved front facade and roof, but has been considerably altered internally, the floors and rooms being replaced in the early 1980's. It has original railings enclosing a level paved front area. The property was originally built as chambers for the use of both legal and professional persons. The interior and exterior of the property is covered by Heritage Statement.

The vaults brick fabric is contemporary to the facades fronting onto Raymond Buildings. The vaults are currently very damp and leak water. This application seeks to gain approval for the damp proofing of two vaults to provide dry storage for the use of the barrister's chambers. The damp proofing consists of plastic waterproofing sheet lining the vaults walls, soffit and floor, together with perimeter drainage an overlaid screed to provide a level dry floor. The proposal includes for two small sump pits to allow collected water to be discharged to a gully.

The proposed damp proofing to vaults 5 and 6 of 5 Raymond Buildings will not be visible externally and the function of the vaults is not changing (no physical changes are being made to the external frontage of the vault or within the lightwell). The proposal seeks to make the vaults waterproof which will provide the applicant useable storage space that will allow for the future proofing of and continued use of the building going forwards.

The existing historic fabric of the building is retained. On review of these alterations, it is considered that they are minor.

Access Statement

There are good transport links in around the area of this location: Holborn, Chancery Lane and Russell Square tube stations are nearby as well as several bus routes.

The site is fairly level, all the existing front entrances will remain stepped, although platform ramps are available. There are no lifts installed in the property. The basement is only accessible by internal stairs. The vaults are accessed via the stairs, lightwell doors with steps and a step up over the threshold into the vaults.

Unfortunately, there is no scope to introduce access for all to the lower ground floor vaults and only able-bodied employees will have access to place or remove storage in the vaults.

End.