



GL Hearn

Part of Capita Real Estate

Heritage Statement

Monckton Services Ltd

Raymond Buildings
Gray's Inn Estate
London
WC1R 5BN

September 2017

Prepared by

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Contents

Section	Page
1 INTRODUCTION	4
2 SITE, SURROUNDINGS AND BACKGROUND	5
3 PLANNING POLICY	7
4 ASSESSMENT AND CONCLUSION	9

List of Figures

FIGURE 1: FRONT ELEVATION OF RAYMOND BUILDINGS	5
FIGURE 2: BASEMENT LEVEL PASSAGEWAY TO VAULTS AND INTERNAL OF VAULT 5	5
APPENDIX A: PROPOSED WATERPROOFING MATERIALS SPECIFICATION	10
APPENDIX B: TECHNICAL DRAWINGS	12

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE
4 September 2017

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

1.1 This statement has been prepared by GL Hearn on behalf of Monckton Services Ltd in support of an application seeking listed building consent submitted for the site at the Raymond Buildings, Gray's Inn Estate, London, WC1R 5BN.

The Proposal

1.2 This listed building consent application is in regards to the excavation and waterproofing works proposed to vaults 5 and 6 of the Raymond Buildings.

1.3 The proposal involves internal work to the vaults with no external alterations to the building, to the frontage of the vaults, or the lightwell being made. It is for this reason that planning permission is not required.

1.4 The internal alterations include damp proofing works as described in Newton Waterproofing specification (drawing: P17-0249/06).

1.5 The description of development is as follows:

"Excavation and waterproofing works proposed to basement vaults at 1-2 Raymond Buildings".

Structure of this Statement

1.6 The remainder of this statement is set out in the following sections:

- Section 2 – Site, Surroundings and Context;
- Section 3 – Planning Policy; and
- Section 4 – Assessment and Conclusion.

2 SITE, SURROUNDINGS AND BACKGROUND

2.1 The site is located in the London Borough of Camden comprising a terraced row of properties of 4 storeys plus lower ground floor (Figure 1). At lower ground floor level to the front of the properties there is a lightwell / passageway where vaults are located and used for storage. This application specifically relates to vaults 5 and 6 (adjacent to No.5 Raymond Buildings) along the lightwell (Figure 2).



Figure 1: Front Elevation of Raymond Buildings



Figure 2: Lower Ground level lightwell to vaults and internal of vault 5

- 2.2 The Raymond Buildings are located within the Honourable Society of Gray's Inn Estate dating back to c1825. They are set in the north-west corner of the Gray's Inn Estate backing onto Gray's Inn Gardens.
- 2.3 The property is a row of six terraced chambers and residencies. The terraces were damaged during the Second World War and there is evidence of 20th Century restoration to the upper levels and roofs. The buildings have been modified over the years to meet the changing needs of the occupants.
- 2.4 A total of 11 vaults are located at lower ground level to the front of the buildings opening accessed by the passageway adjacent to the front of the building. Some of the vaults contain water tanks and pumps, BT equipment with the remainder being used for storage.
- 2.5 The Raymond Buildings 1-6 are Grade II listed with the following Historic England entry:
- *"6 terraced chambers. 1825, restored late C20. Multi-coloured stock brick under a slate roof with dormers. West elevation – 4 storeys, attics and basements. 7 windows each. Entrances of semicircular arches with key-stones and impost blocks. Gauged brick flat arches to recessed sash windows. Restored parapet. East elevation – facing gardens, with stone bands at ground and 1st floor. INTERIORS: have stone stairs with square iron balusters. SUBSIDUARY FEATURES: attached cast-iron railings with urn finials to areas".*
- 2.6 Historic England defines Grade II listed buildings as being of special interest. 92% of listed buildings fall within this category.
- 2.7 Camden Council's Planning Policy Map shows the site as being located within the Bloomsbury Conservation Area.
- 2.8 In the Bloomsbury Conservation Area Appraisal and Management Strategy, the Raymond Buildings are identified as falling within Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn; however there is no further detail on the site provided in the document.

Planning History

- 2.9 An extensive amount of minor alterations have been made to the building over time and have been approved listed building consent.
- 2.10 Such changes include:
- Rebuilding and repair of boundary walls;
 - Removal of partition walls;
 - Alterations to entrance doors;
 - Internal alterations to stud partitions; and
 - Installation of entrance doors;

3 PLANNING POLICY

3.1 The proposed development is set in the context of national and local planning policy; this is now considered. National planning policy comes in the form of the National planning Policy Framework (NPPF) and local policy comes in the form of Camden's adopted local plan, however there is also an emerging plan that is set to be adopted in the summer of 2017. The following planning policy documents have been considered in the assessment of this listed building consent application:

- NPPF
- Camden Core Strategy (2010);
- Development Policies (2010);
- Emerging Local Plan.

NPPF

3.2 The NPPF requires that in determining planning applications local authorities should require applicants to describe the significance of any heritage assets affected including the contribution made to their setting. The detail of this is proportionate to the importance of the asset.

3.3 Paragraph 130 states that *'where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision'*.

3.4 When determining planning applications authorities should take account of:

- *'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation or heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness'*.

3.5 Paragraph 132 outlines that when an authority considers the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to that asset's conservation. The more important that asset is, the greater the weight given should be. This paragraph goes on to state: *'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'*

3.6 Where a proposed development would lead to substantial harm of the significance of a heritage asset an authority should refuse consent, unless it is demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm caused.

- 3.7 When there is less substantial harm this should be weighed against public benefit, securing the optimum viable use.
- 3.8 Paragraph 137 states that local planning authorities should look for opportunities for new development in Conservation Areas. Schemes that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Camden Core Strategy 2010

- 3.9 Policy CS14 of the Core Strategy regards *Promoting high quality places and conserving our heritage*. The policy seeks to preserve and enhance the borough's heritage assets and their settings including listed buildings.

Camden Development Policies 2010

- 3.10 Policy DP25 *Conserving Camden's Heritage* seeks to maintain the character of Camden's conservation areas. In order to do so the Council will:
- *"Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas"; and*
 - *"Only permit development within conservation areas that preserves and enhances the character and appearance of the area".*
- 3.11 The policy goes on to state that the council will preserve listed buildings by:
- *"Prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
 - *Only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
 - *Not permit development that it considers would cause harm to the setting of a listed building".*

Camden Local Plan Adoption Version June 2017

- 3.12 This document will supersede the adopted Core Strategy and Development Policies. Although not adopted, this document is a significant way through its preparation and should be considered as material consideration to this application.
- 3.13 Policy D2 on heritage looks to preserve and enhance conservation areas and listed buildings. With regards to conservation areas the council will require that development, where possible will enhance the character or appearance of the area.
- 3.14 To preserve or enhance the borough's listed buildings the council will resist alterations where it would harm the special architectural and historic interest of the building.

4 ASSESSMENT AND CONCLUSION

- 4.1 This application for listed building consent is required in order to make the proposed alterations to the vaults of the Grade II listed Raymond Buildings.
- 4.2 As set out in Section 1 of this statement the proposal makes internal changes to vaults 5 and 6 of the Raymond Buildings and as such the proposed changes to the listed building are not 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).
- 4.3 The internal changes include damp proofing works as described in Newton Waterproofing Specification (drawing: P17-0249/06). Details of the proposed materials and Technical Drawings are shown in Appendix A and Appendix B.
- 4.4 The proposal seeks to make the vaults waterproof which will provide the applicant with much needed 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.
- 4.5 The proposed works are unobtrusive and do not seek to make a change of use of the vaults.
- 4.6 It should be noted that there is no mention of the vaults in the listed building entry, and it can therefore be considered that they are not a significant aspect of the importance of the listed building.
- 4.7 Historic England sets out that, harm to a heritage asset includes the total physical destruction, minor physical harm, and harm through change of setting. The proposed scheme does not destroy, cause harm to, or harm the setting of the listed building. As such, the proposal does not cause any harm to the listed building
- 4.8 In line with the legislation set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage based policies of the NPPF and policy CS14 of Camden's adopted Local Plan, the applicant understands the importance of the Grade II listed building designation in considering the proposed development and has ensured that proposal respects this designation.
- 4.9 In compliance with policy DP25, Camden Council should grant consent as the proposed development does not harm the special interest of the building or its setting or that of the Bloomsbury Conservation Area.

Appendices

APPENDIX A: Proposed Waterproofing Materials Specification

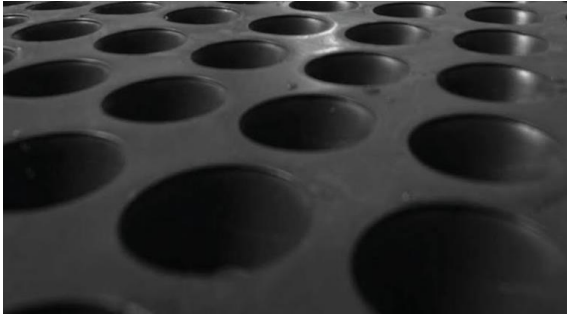
- **Newton 503** – A high quality cavity drain waterproofing and damp proofing membrane suitable for use internally above or below the ground to retaining walls, vaulted soffits and floors. Does not require extensive and damaging preparation to the wall surface.



- **Newton 508** – Is the most commonly used membrane within the Newton System 500 waterproofing system. Newton 508 is guaranteed against deterioration for 30 years, with a life expectancy of at least 50 years. Does not require extensive or damaging preparation to the wall surface.



- **Newton 520** – Is one of the main constituent parts of the Newton System 500 cavity drain system used for waterproofing earth-retained structures, including drainage channels sited below the membrane for increased drainage capacity. With its 20mm deep stud profile, Newton 520 is used within Newton System 500 as a high capacity floor membrane and is generally specified where it is anticipated that there may be a risk of severe water penetration.

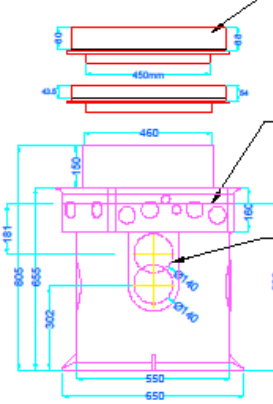
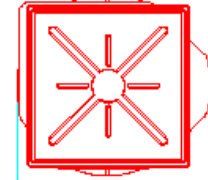
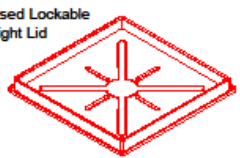
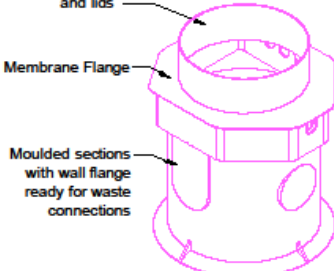
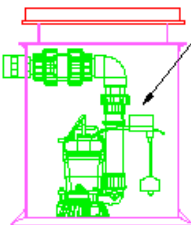



APPENDIX B: Technical Drawings (Please refer to Drawing: P17-0249/06)

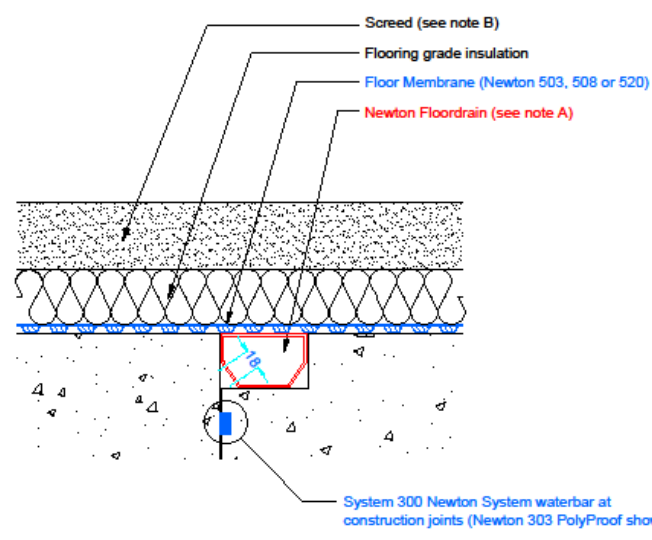
CDM-P3

DO NOT SCALE	Notes															
	<ol style="list-style-type: none"> 1. Newton Basedrain - 2m lengths 2. Newton Drainage Adaptor 3. 63mm O/D pipe to Newton Titan-Pro Sump, Titan 2 Sump or safe drainage. 4. Newton Floordrain - 2m lengths 5. Newton Basedrain Corner 6. Newton Basedrain T-Piece 7. Newton Basedrain Inspection Port <p>Newton Basedrain is normally installed on the slab/raft adjacent to the 50mm Newton Fibran XPS 500-C which acts as a spacer to ensure the floor membrane is above the drainage channel.</p> <p>Where a recess is formed in a new slab/raft a recess of 50mm deep x 120mm wide is required. See Newton CDM Section drawings for installation methods.</p> <p>To access the details mentioned above, relevant NBS Classes, product data and MSDS sheets, please visit Technical resources via www.newtonwaterproofing.co.uk</p>															
<p>NOTE: This is a waterproofing detail. For the design of the structure, please use a professional designer. We strongly recommend that Newton waterproofing systems are installed by our NSBC registered contractors who will guarantee, insure and accept liability for both the design and the installation of our systems. Please refer to product data sheets before installation of our products. Newton Waterproofing Systems reserves the right to update drawings.</p>	<p>Newton System 500</p> <p>Dimensions: Basedrain, Floordrain & Basedrain Adapter to 63mm pipe.</p>															
	<p>17 - 20 Sovereign Way, Tonbridge, TN9 1RH Tel: 01732 360095 Fax: 01732 359033 www.newtonwaterproofing.co.uk - tech@newtonwaterproofing.co.uk</p>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Scale</td> <td style="width: 15%;">Not to scale</td> <td style="width: 15%;">Drawing Reference</td> <td style="width: 15%;">Original Reference</td> <td style="width: 15%;">Drawing Revision</td> </tr> <tr> <td>Date</td> <td>15/03/2017</td> <td>Designed by</td> <td>DGB</td> <td>Checked by</td> </tr> <tr> <td></td> <td></td> <td>Drawn by</td> <td>AJG</td> <td>DGB</td> </tr> </table>	Scale	Not to scale	Drawing Reference	Original Reference	Drawing Revision	Date	15/03/2017	Designed by	DGB	Checked by			Drawn by	AJG	DGB	
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CDM-P9

DO NOT SCALE		Notes
 <p>Lid and Frame options: Chamber is supplied with 43.5mm recessed lid and frame. Deeper recess lids as well as higher quality frames and frame edgings are available also</p> <p>Pre-formed connections for Newton Basedrain in and Pumps and conduit out</p> <p>Flat sections of the chamber are designed to receive wall flanges to receive 110mm pipe inlets. A 140mm hole cutter is supplied with the Wall Flange Kit for accurate on-site hole cutting</p>	 <p>Recessed Lockable Gas Tight Lid</p>  <p>Adjustable Neck ready for standard manhole frames and lids</p>  <p>Membrane Flange</p> <p>Moulded sections with wall flange ready for waste connections</p>	<p>The Newton Titan-Pro White Sump is specifically designed for use with Newton System 500 Cavity Drain Waterproofing Systems, for the removal of clean ground water and includes many unique features.</p> <p>The neck of the sump receives standard manhole covers and lids, and is supplied with the Clark-Drain CLK3 450SR/465L round to square lockable cover to give the installer the largest number of finishing options available, and the adjustable neck allows for a perfect finish to all floor depths.</p> <p>The sump has pre-formed inlet and outlets for Newton Basedrain and the Newton pumps for easy installation. Its unique shape is designed for simple and easy installation to both wall and corner.</p> <p>The top flange facilitates easy finishing of the floor membrane with flat tape joints.</p> <p>As well as the standard clean water pumps a specialist pump for the removal of grey water can be specified.</p> <p>To access the details mentioned above, relevant NBS Clauses, product data and MSDS sheets, please visit www.newtonwaterproofing.co.uk</p>
 <p>Many pump options are available including pumps for clean water, sink & shower waste and washing machine waste</p> <p>NP400 shown</p>	<p><small>NOTE: This is a waterproofing detail. For the design of the structure, please use a professional designer. We strongly recommend the Newton waterproofing systems are installed by our NBSIC registered contractors who will guarantee, insure and accept liability for both the design and the installation of our systems. Please refer to product data sheets before installation of our products. Newton Waterproofing Systems reserves the right to update drawings.</small></p>	
		<p>17 - 20 Sovereign Way, Tonbridge, TN9 1RH Tel: 01732 360095 Fax: 01732 359033 www.newtonwaterproofing.co.uk - tech@newtonwaterproofing.co.uk</p>
Scale Not to scale Date 22/05/2017	Drawing Reference CDM-P09 Designed by DGB	Original Reference P11 Drawn by AJG Checked by DGB
Newton System 500 Newton Titan-Pro White sump with dimensions		

CDM-D2

<p style="text-align: right; font-size: small;">DO NOT SCALE</p>  <p style="margin-left: 40px;">Screed (see note B)</p> <p style="margin-left: 40px;">Flooring grade insulation</p> <p style="margin-left: 40px;">Floor Membrane (Newton 503, 508 or 520)</p> <p style="margin-left: 40px;">Newton Floor drain (see note A)</p> <p style="margin-left: 40px;">System 300 Newton System waterbar at construction joints (Newton 303 PolyProof shown)</p> <p style="font-size: x-small; margin-top: 10px;">NOTE: This is a waterproofing detail. For the design of the structure, please use a professional designer. We strongly recommend that Newton waterproofing systems are installed by our NSBC registered contractors who will guarantee, insure and accept liability for both the design and the installation of our systems. Please refer to product data sheets before installation of our products. John Newton reserves the right to update drawings.</p>	<p style="text-align: center; font-weight: bold;">Notes</p> <p>This detail shows protection to construction joints within the slab or raft with a line of Newton Floor drain. Use in conjunction with Newton drawings starting CDM-SW or CDM-RW where the Basedrain is set within a recess to the slab or raft. If the Basedrain is laid above the slab as with drawings starting CDM-SA or CDM RA, detail CDM-D01 should be used.</p> <p>The Floor drain connects to the perimeter Basedrain ring with Basedrain 'T' Pieces - see detail CDM-P03 Basedrain Layout & Parts for further details.</p> <p>A) Drill 20mm Ø holes at 150mm centres in the top horizontal face of the Floor drain to receive water from the floor membrane. Floor drain should always be laid level and connected to the sump chamber or safe gravity drainage with at least two Drainage Connectors, see drawings CDM-P03 (Basedrain Layout & Parts) and CDM-P09 (Titan-Pro Pump System).</p> <p>B) Screed to manufacturers recommendations or current British Standard.</p> <p style="font-size: x-small; margin-top: 10px;">To access the details mentioned above, relevant NBS Clauses, product data and MSDS sheets, please visit Technical resources via www.newtonwaterproofing.co.uk</p> <p style="font-weight: bold; margin-top: 10px;">Newton System 500 Newton System 300</p> <p style="font-weight: bold; margin-top: 5px;">Floor drain channel within construction joint.</p>																
<p>JN NEWTON WATERPROOFING</p> <p style="text-align: center; font-size: small;">17 - 19 Sovereign Way, Tonbridge, TN9 1RH Tel: 01732 360095 Fax: 01732 359033 www.newtonwaterproofing.co.uk - drawings@newtonwaterproofing.co.uk</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 15%;">Scale</td> <td style="width: 25%;">Drawing Reference</td> <td style="width: 25%;">Original Reference</td> <td style="width: 35%;">Drawing Revision</td> </tr> <tr> <td>Not to scale</td> <td>CDM-D02</td> <td>D41</td> <td>002</td> </tr> <tr> <td>Date</td> <td>Designed by</td> <td>Drawn by</td> <td>Checked by</td> </tr> <tr> <td>02/03/2016</td> <td>DGB</td> <td>AJG/CER</td> <td>DGB</td> </tr> </table>	Scale	Drawing Reference	Original Reference	Drawing Revision	Not to scale	CDM-D02	D41	002	Date	Designed by	Drawn by	Checked by	02/03/2016	DGB	AJG/CER	DGB
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CDM-D4

Notes

This detail shows how Newton System 500 is detailed where a load bearing wall is supported from the slab or raft. Use in conjunction with Newton drawings starting CDM-SW or CDM-RW where the Basedrain is sat within a recess to the slab or raft. If the Basedrain is laid above the slab as with drawings starting CDM-SA or CDM-RA, Detail CDM-D08 should be used.

A) The load bearing course can be engineering brick or, if a cold bridge is to be avoided, a suitable load bearing insulation.

B) Screed to manufacturers specification or current British Standard.

C) The loading DPC is sealed to the Newton floor membrane with Newton Waterseal tape. (not shown).

To access the details mentioned above, relevant NBS Clauses, product data and MSDS sheets, please visit Technical resources via www.newtonwaterproofing.co.uk

Newton System 500
 Internal load bearing wall with Basedrain channel within slab recess

NOTE: This is a waterproofing detail. For the design of the structure, please use a professional designer. We strongly recommend that Newton waterproofing systems are installed by our NSBC registered contractors who will guarantee, insure and accept liability for both the design and the installation of our systems. Please refer to product data sheets before installation of our products. John Newton reserves the right to update drawings.

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	Date 02/03/2016	Designed by DGB	Drawn by AJG	Checked by DGB			