

Design and Access Statement

9 - 13 Grape Street

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1.0 Introduction

9 - 13 Grape Street

1.0 Introduction

1.01 Purpose of this Document

This document has been prepared on behalf of Project Met for their building located at 9-13 Grape Street, Bloomsbury, to support a detailed planning application for the extension, alterations and change of use of the existing building (*sui generis*) into residential (C3) and commercial units (B1).

1.02 Client Brief

The Client's intention is to convert the existing building from its current single tenant suitable *sui generis* use (comprising a mixture of office and photographic studios, gymnasium and gallery space) into a mix of six residential units (use class C3) on the upper floors and part of the ground floor, Use Class B1 accommodation at basement level, and dual use accommodation at (either use class B1 or A1 retail) at ground floors, ensuring that current standards for space planning, sustainability, acoustics and accessibility can be achieved or exceeded, which in turn will provide a building that will satisfy the needs of its future occupiers.



▲
Grape Street viewed from Shaftesbury Avenue

1.0 Introduction

1.03 The Development Team

Project Met

Project Met is a new property development company through which residential-led development opportunities in London will be acquired, managed and delivered.

Formed by an experienced management team with a proven track record – distinction and difference are the principles of the business with the objective of delivering residential-led developments for the owner-occupier market in London and for London.

Robin Partington & Partners

RPP's studio is located on New Oxford Street where we work in a large open plan studio, with a model shop, café and generous meeting spaces making the design process enjoyable for all those involved.

The practice is organised, intuitive and pragmatic, combining the benefits of a design-led approach with sound commercial sensibilities. We listen and are receptive to good ideas regardless of their source. We are not precious, and understand where to be rigorous and when to be flexible.

We care passionately about the integrity of what we do and strive to get the best out of those we work with. The ability to listen, understand, communicate and collaborate are an essential part of coordinating and refining ideas, where sketches on yellow trace and foam models complement the sophisticated computers, software and building information modelling that we employ.

Our approach protects against anonymous process or bland outcomes producing great buildings that are comfortable within their own skin and at ease in their context. Whilst some projects may be large, the relationships at their core are intimate, not distant.

We are passionate about what we do and we work best alongside clients who share that passion, and come back to us because our design process is engaging. The studio is currently working on a diverse range of projects, from the crafted and intimate scale of a door handle or bar stool through to masterplans, residential schemes and office proposals.

We believe personal relationships between our team, clients, consultants, planning officers and contractors is crucial to the success of every one of our projects. RPP are committed to the idea of a rigorous and consensual design process. We listen to professional bodies, planners, local authorities and local communities using exploratory models to develop and express ideas as they evolve over time. We work in a transparent and logical way, bringing consultees and stakeholders along with us.



▲ 3 Merchant Square
An energy efficient 21 story residential building located in the Paddington Basin, London. It provides 201 apartments of different sizes and mixed tenure. The rich articulation of the façade contributes towards the legibility of the proposal as a whole, reinforcing its residential character. The project is currently on site and due for completion in 2014.



▲ The Sloane Building
Located in the borough Kensington and Chelsea, the proposal breaths new life into a beautiful old building. The result is a confident marriage of existing and contemporary architecture.



▲ Park House
The redevelopment of an 1.04 acre city block on the edge of Mayfair with an Oxford Street frontage diagonally across from Selfridges. This recently completed mixed-use building provides retail, commercial and residential accommodation in the heart of London.



▲ Private House
A home that presents an effortless intervention in the gently undulating Chiltern Hills, an area of outstanding natural beauty. The building is a neutral foil flooded with natural light and is able to subtly transform into a flexible space for entertaining.

1.0 Introduction

1.04 Development History of the Site

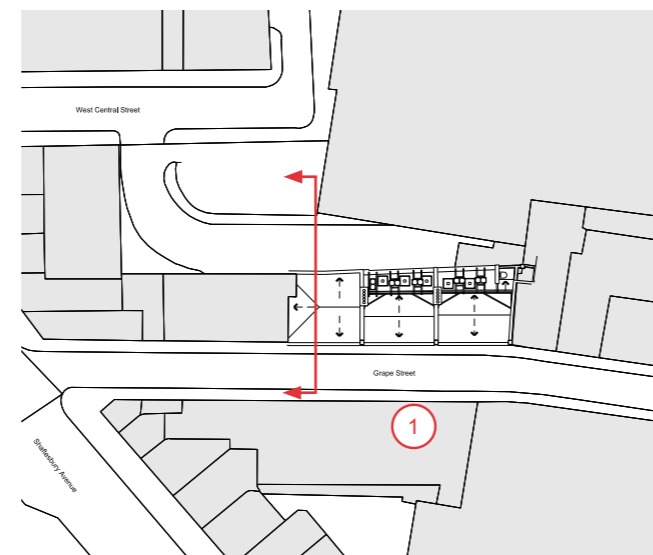
An application was withdrawn in November 2014 (2014/5566/P) for the erection of a roof extension and change of use from office and photographic studios (Class B1), gym (Class D2) and gallery (Class D1) to 8 (6 x 2 bed and 2 x 3 bed) residential units (Class C3), replacement of roof top plant and associated works.

Planning permission was refused in May 2014 for the erection of a roof extension and change of use from office and photographic studio (Class B1), gymnasium (Class D2) and gallery (Class D1) to 7 (6 x 2 bed and 1 x 3 bed) residential units and the replacement of roof top plant and associated works.

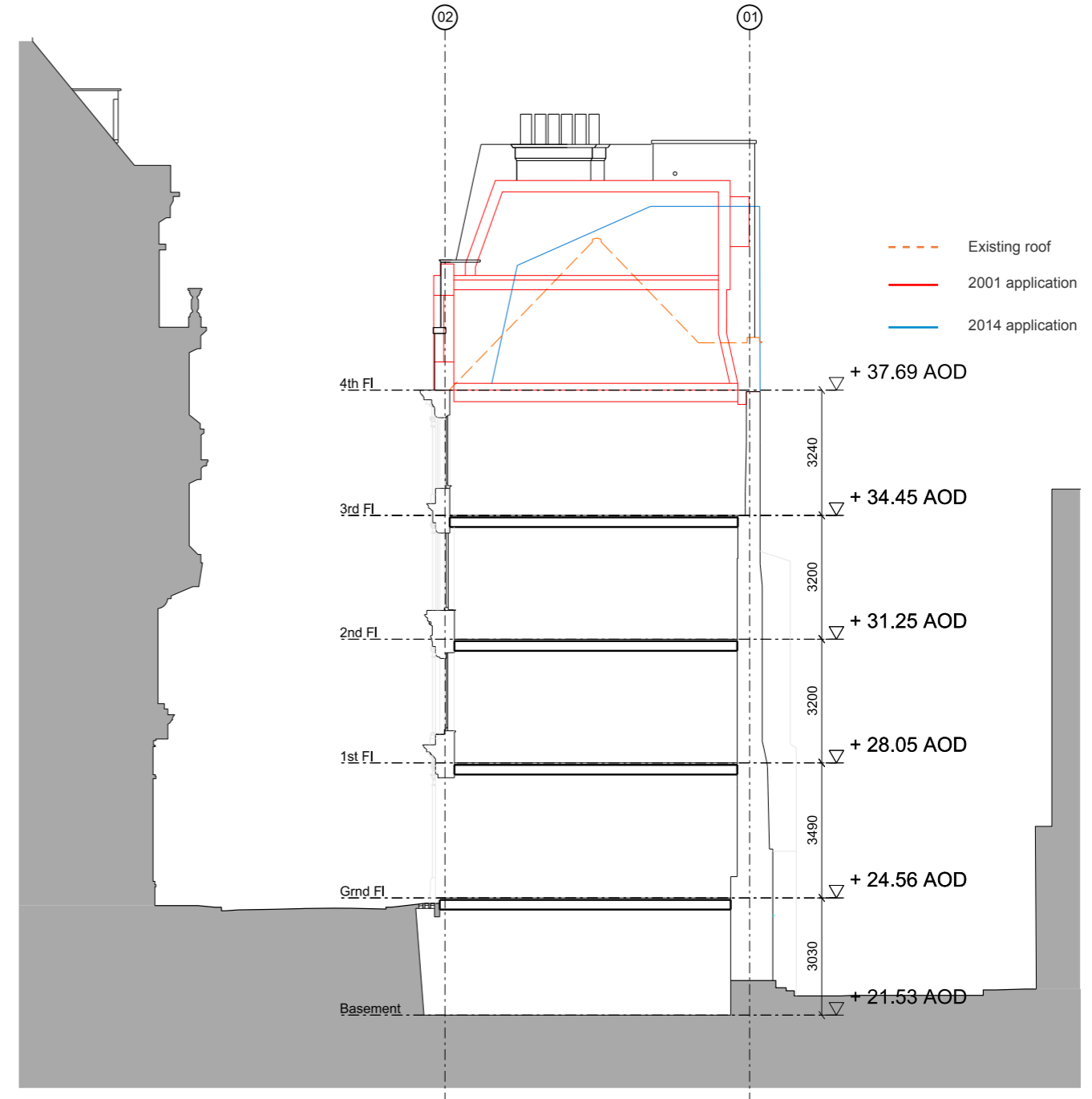
An application was withdrawn (2012/5156/P) in October 2012 for the erection of a mansard roof extension to create a new fourth floor comprising of a 3 x bedroom self-contained unit (C3) and associated re-installation of 5 x air conditioning units; reinstatement of 2 x chimney stacks and installation of 4 x solar heaters; 10 x photovoltaic panels, 2 x rooflights, a lift overrun and roof access hatch to a new flat roof.

Planning permission was granted in 2009 (2009/0636) for the retention of use from office to a mixture of uses comprising office and photographic studios (B1), gymnasium (D2) and gallery (D1) and the proposed installation of a roller shutter on the entrance of the Grape Street elevation. The officer's report for the application states that the proposals would change the use of the site from office to sui generis use comprising a mixture of office space, gymnasium, photographic studios and gallery.

Planning permission was refused in August 2001 (PX0104247) for alterations and erection of a two storey roof extension to be used for office and residential purposes. The reasons for refusal listed on the planning decision notice include 'The proposed massing, scale, bulk and detailed design would have an unacceptable impact on the conservation area and adjacent listed buildings.' Further reasons for refusal include increased sense of overbearing/enclosure and loss of light, outlook and privacy for the adjacent 6-18 Grape Street (King Edward Mansions) and failure to provide separate access for the proposed residential and office uses. The application was subsequently dismissed at appeal in March 2002. The Inspector did not consider the requirement for separate access for the residential and office uses to constitute a reason for refusal but otherwise agreed with the Council's reasons for refusal.



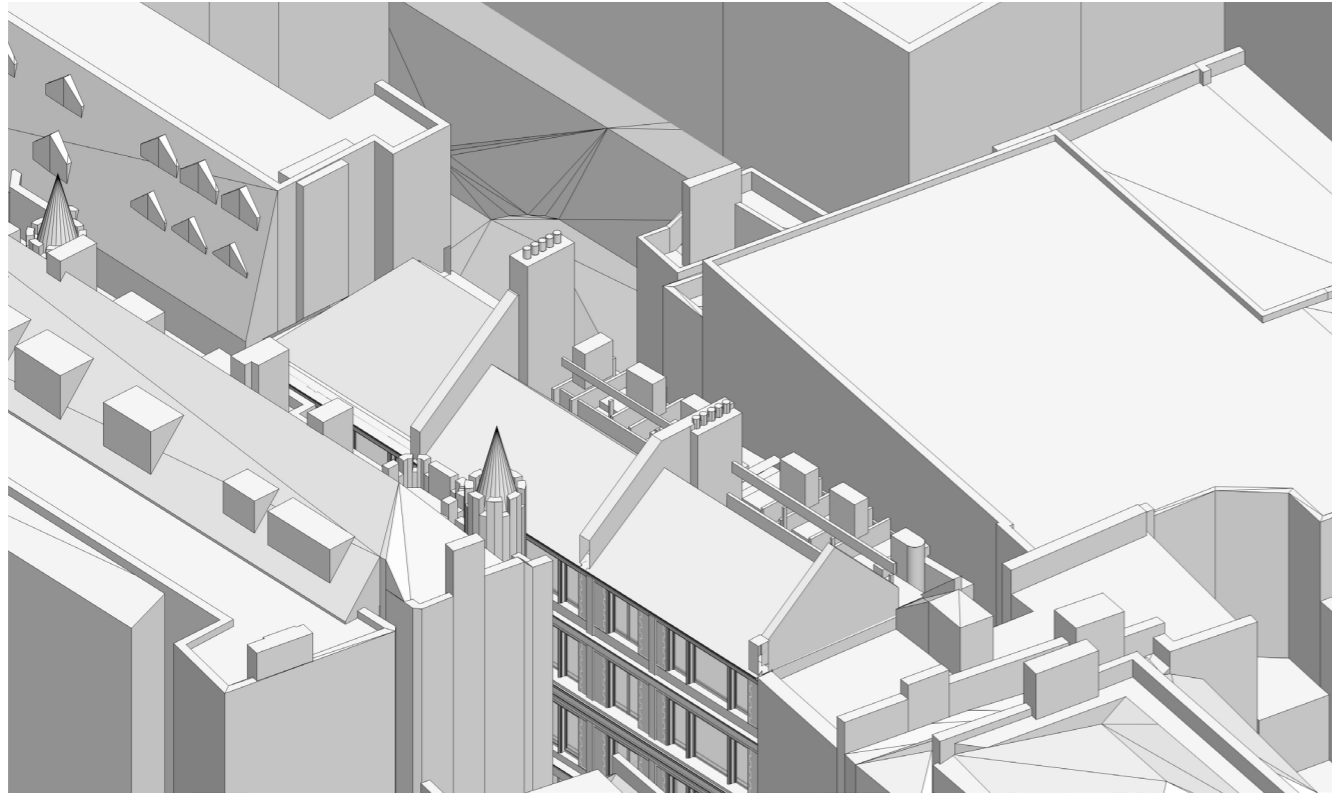
▲ Key plan to section



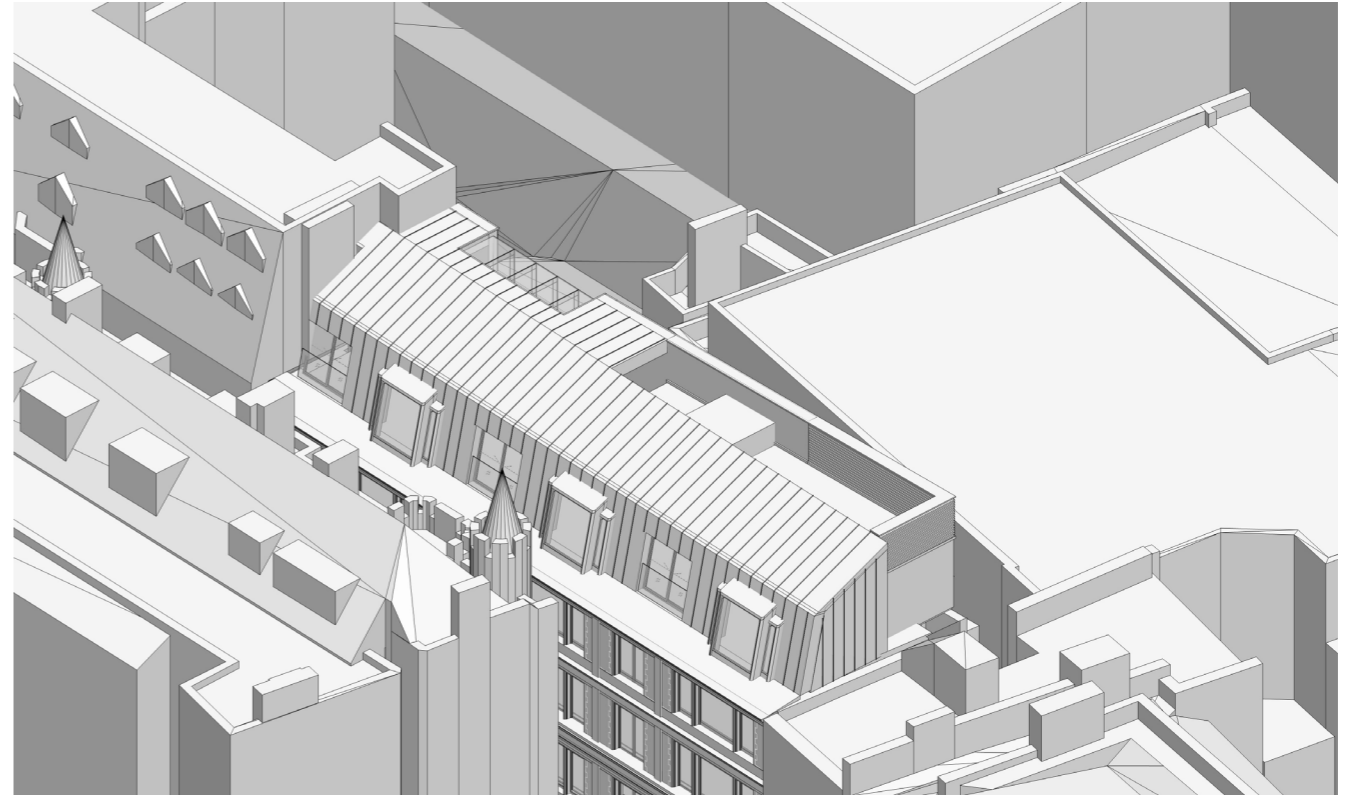
▲ The 2014 rejected application and the 2001 rejected planning application for a 4th and 5th floor extension overlaid on the existing building for reference

1.0 Introduction

1.0 Introduction



▲ Aerial view of the existing building



▲ Aerial view of the May 2014 scheme



▲ Aerial view of the current proposed scheme

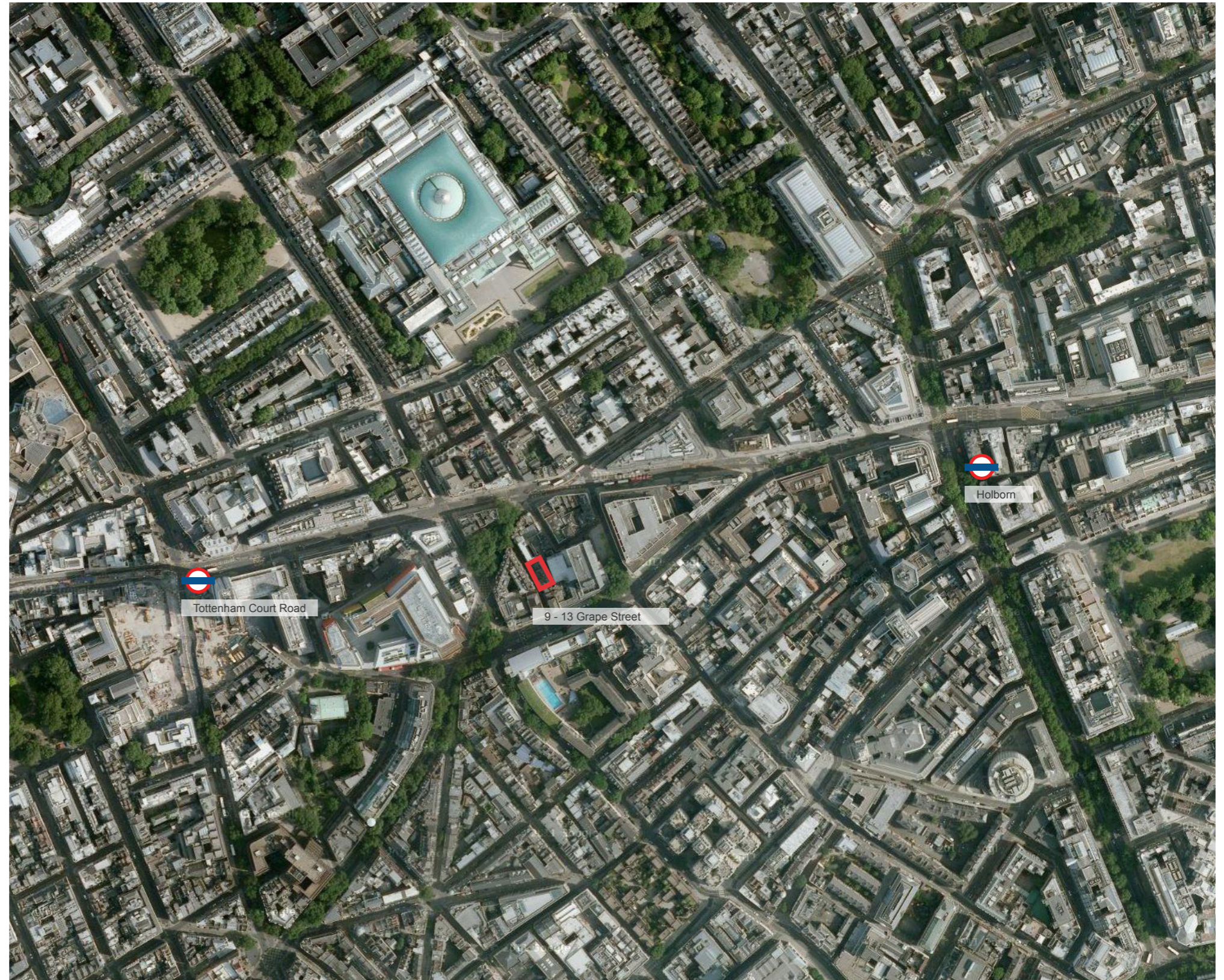
2.0 The Site and Planning Context

9 - 13 Grape Street

2.0 The Site and Planning Context

2.01 Site Location

9-13 Grape Street is located in the Bloomsbury Ward of Camden and is in the Bloomsbury Conservation Area. The principal elevation fronts Grape Street, with a secondary rear elevation set back off West Central Street.



Key:

 The Site, 9 - 13 Grape Street

▲ Aerial view locating the site in the Bloomsbury / Holborn area

2.0 The Site and Planning Context

2.02 Site Context

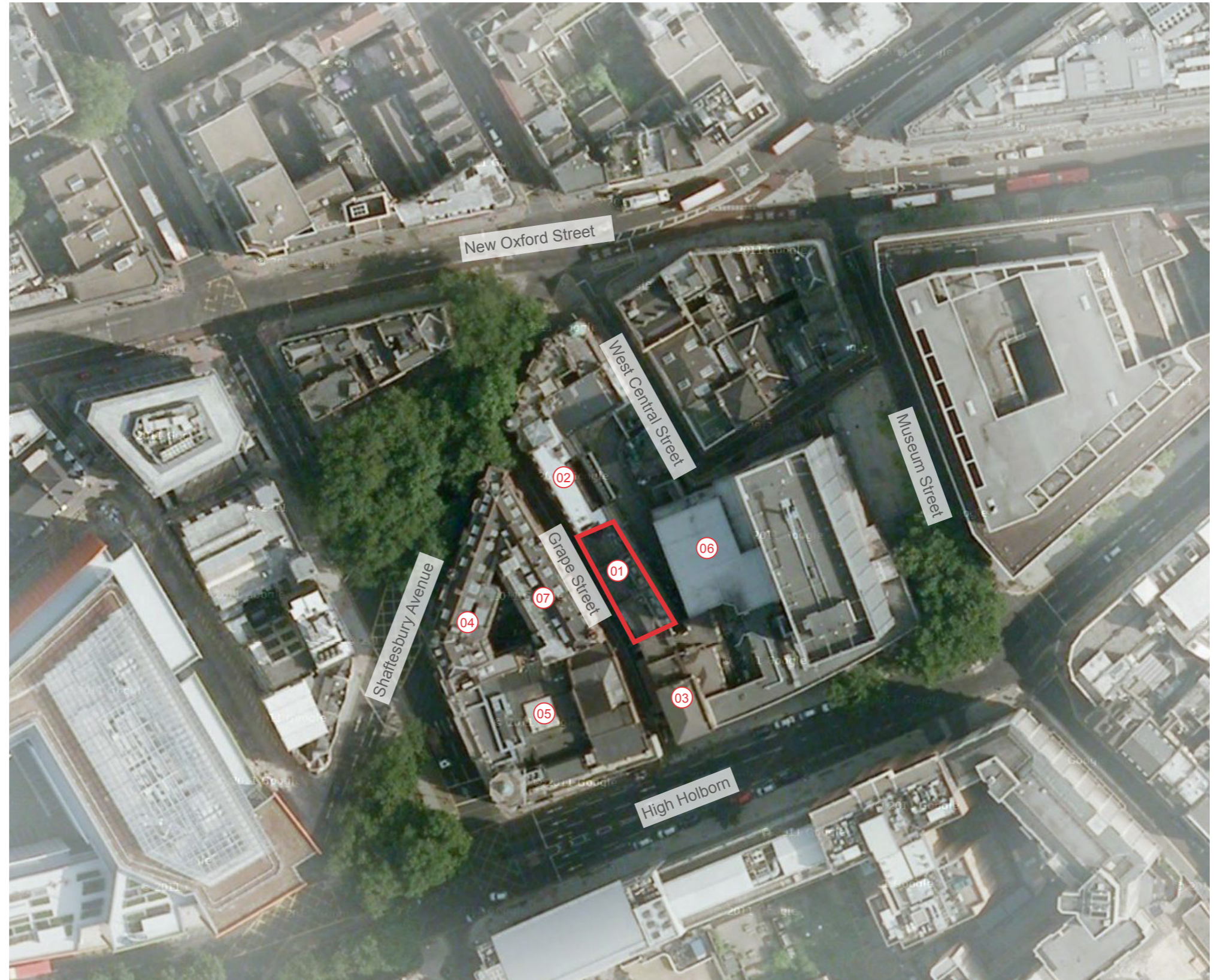
The buildings on Grape Street contain primarily commercial uses at ground floor and residential above ground. The rear elevation of the Shaftesbury Theatre fronts onto the southern end of Grape Street.

The building is located mid-way along Grape Street on the eastern side of the street and is orientated north south.

Key:

- 01 9-11 Grape Street
- 02 Queen Alexandra Mansions
- 03 The Cuban Embassy
- 04 Sovereign House
- 05 The Shaftesbury Theatre
- 06 Multistorey Car Park
- 07 King Edward Mansions

 Site



▲ Application Site at 9-11 Grape Street, highlighted in red