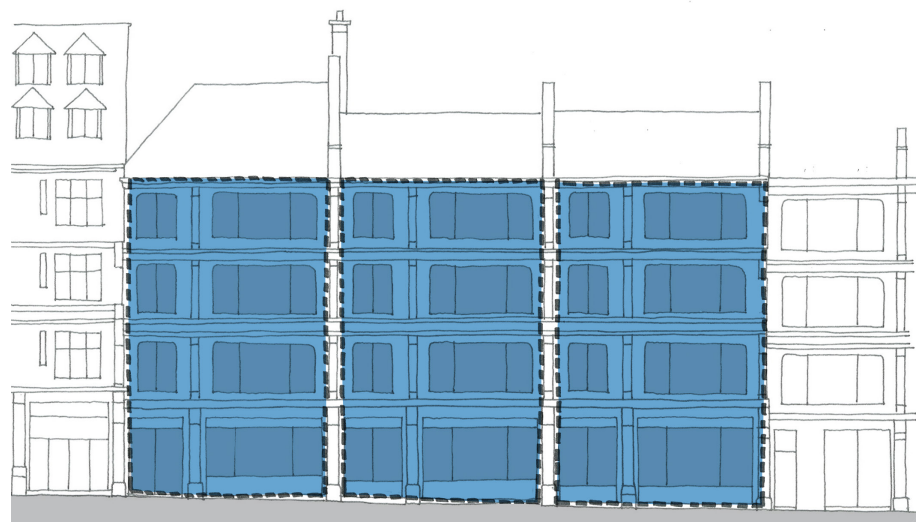
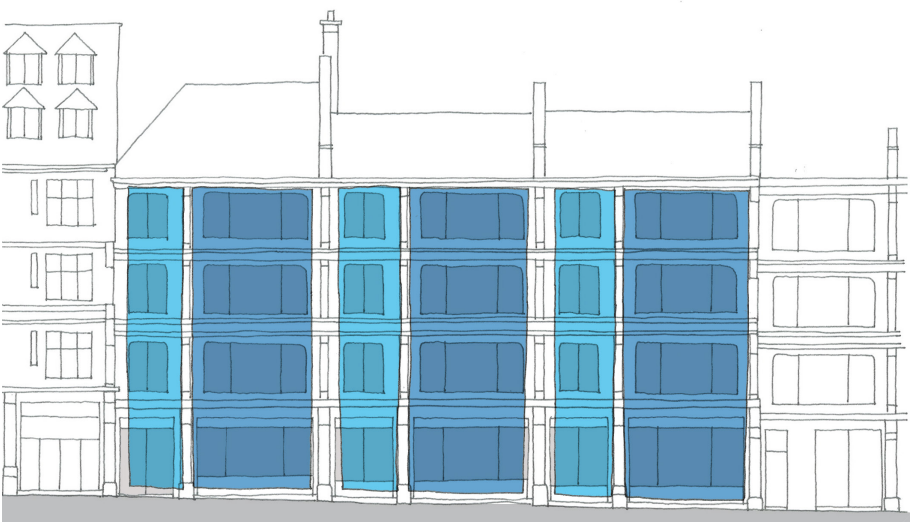


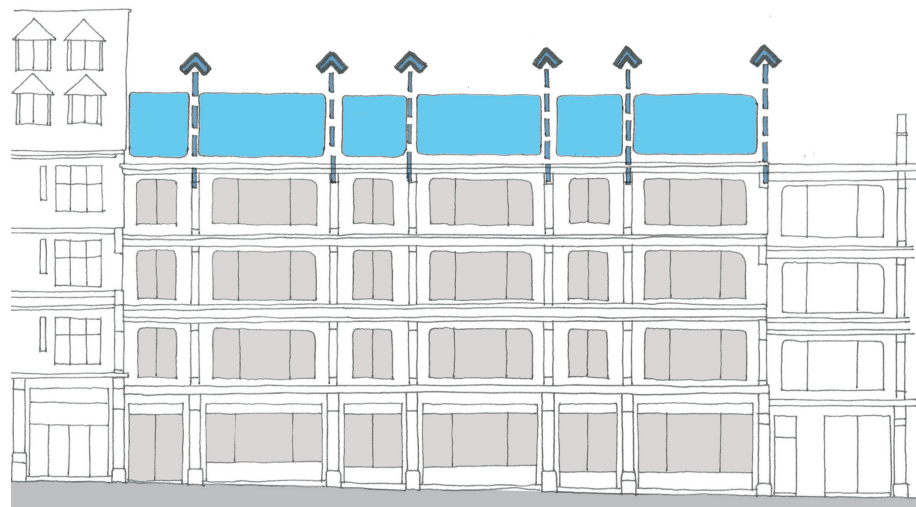
4.0 Design Approach



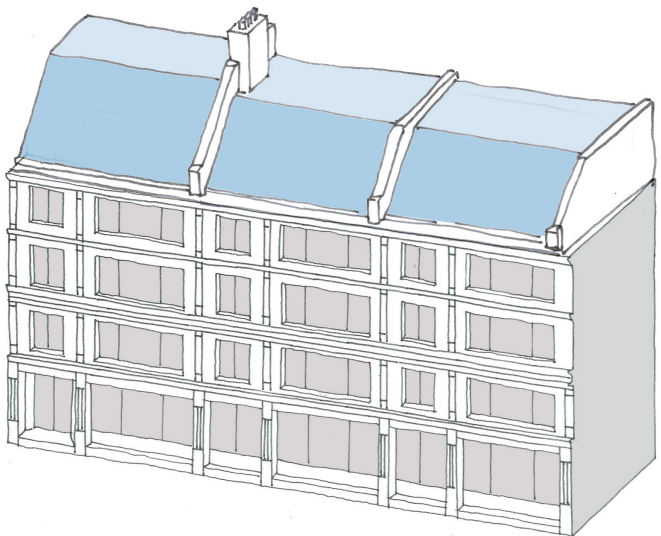
▲ 03 The fenestration is ordered into 3 bays which are emphasised by parapet walls which sub-divide the roof



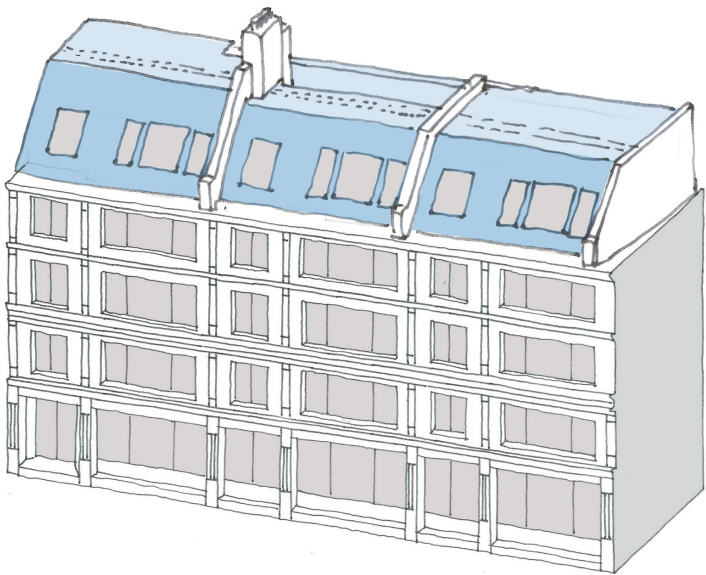
▲ 04 The large bays are then divided asymmetrically into a large and small bay



▲ 07 The secondary vertical rhythm of the façade can be used to inform and order the fenestration of the roof



▲ 08 Massing of the proposed mansard roof.



▲ 09 The 4th floor becomes an inhabited mansard roof with rooflights and with no impact on street views.

5.0 Design Proposal

9 - 13 Grape Street

5.0 Design Proposal

5.01 Residential Mix

The proposal comprises 6 residential units of the following mix:

Fourth Floor

- 3 Bedroom 5 Persons 42 m²
(duplex, upper)
- 3 Bedroom 5 Persons 57 m²
(duplex, upper)

Third Floor

- 3 Bedroom 5 Persons 82 m²
(duplex, lower)
- 3 Bedroom 5 Persons 82 m²
(duplex, lower)

Second Floor

- 2 Bedroom 4 Persons 81 m²
- 2 Bedroom 4 Persons 82 m²

First Floor

- 2 Bedroom 4 Persons 81 m²
- 2 Bedroom 4 Persons 82 m²

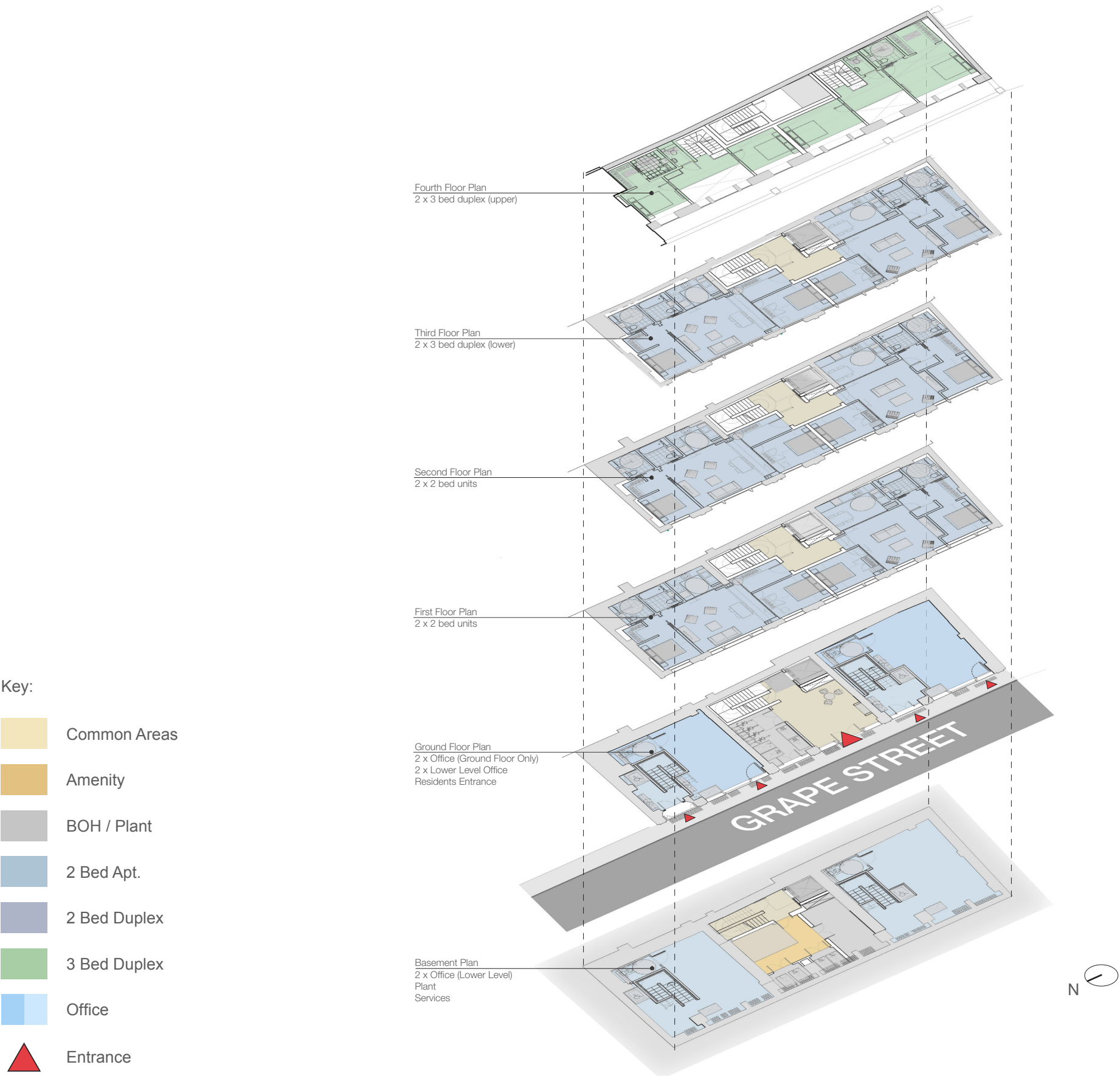
Ground Floor

- B1 01 (Upper Level) 17 m²
- B1/ A1 02 (Ground Level only) 39 m²
- B1 03 (Upper Level) 20 m²
- B1/A1 04 (Ground Level only) 48 m²

Basement

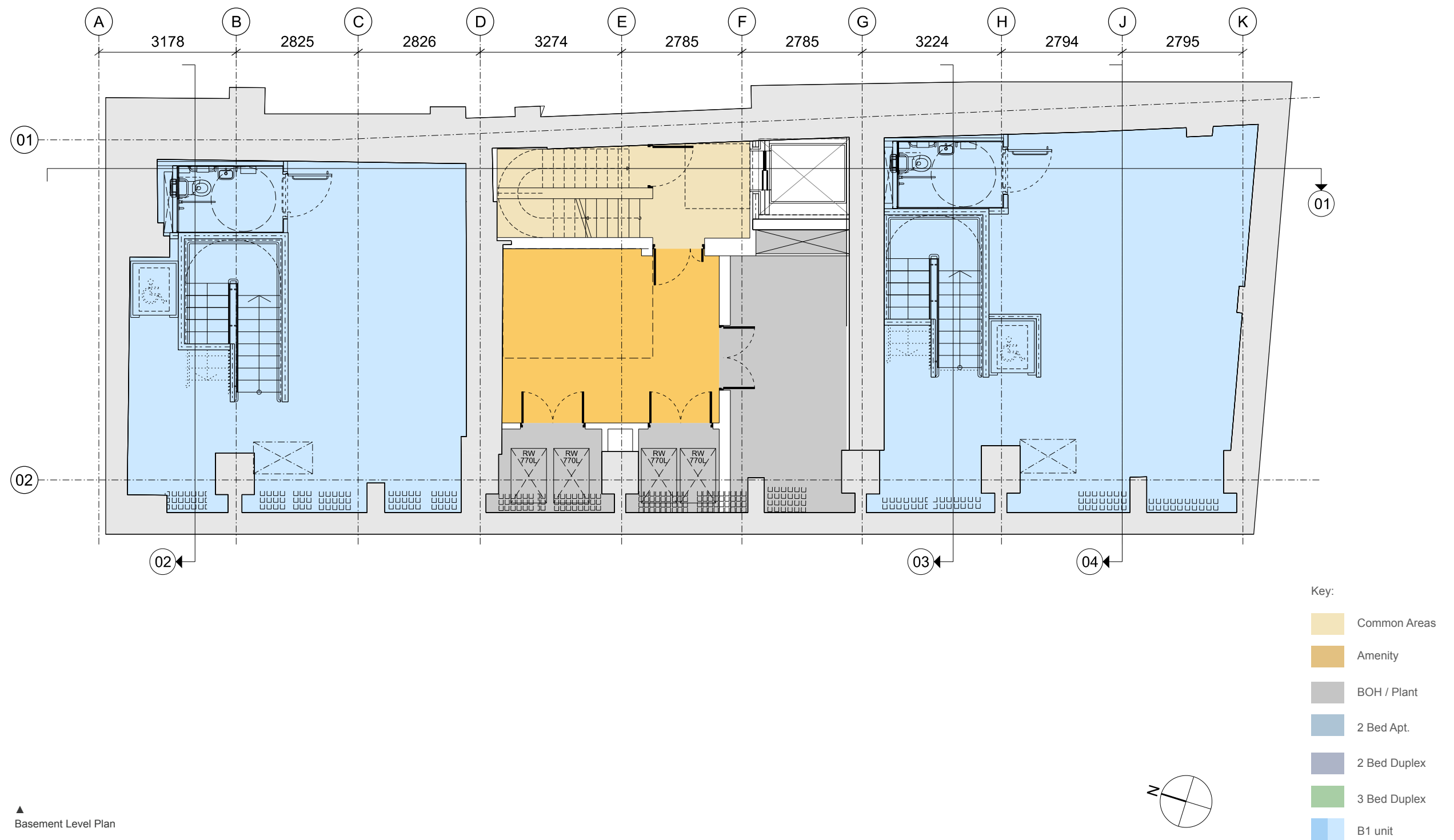
- B1 01 (Lower Level) 60 m²
- B1 03 (Lower Level) 72 m²

NB:
Refer to Appendix 01 for full Area Schedule.



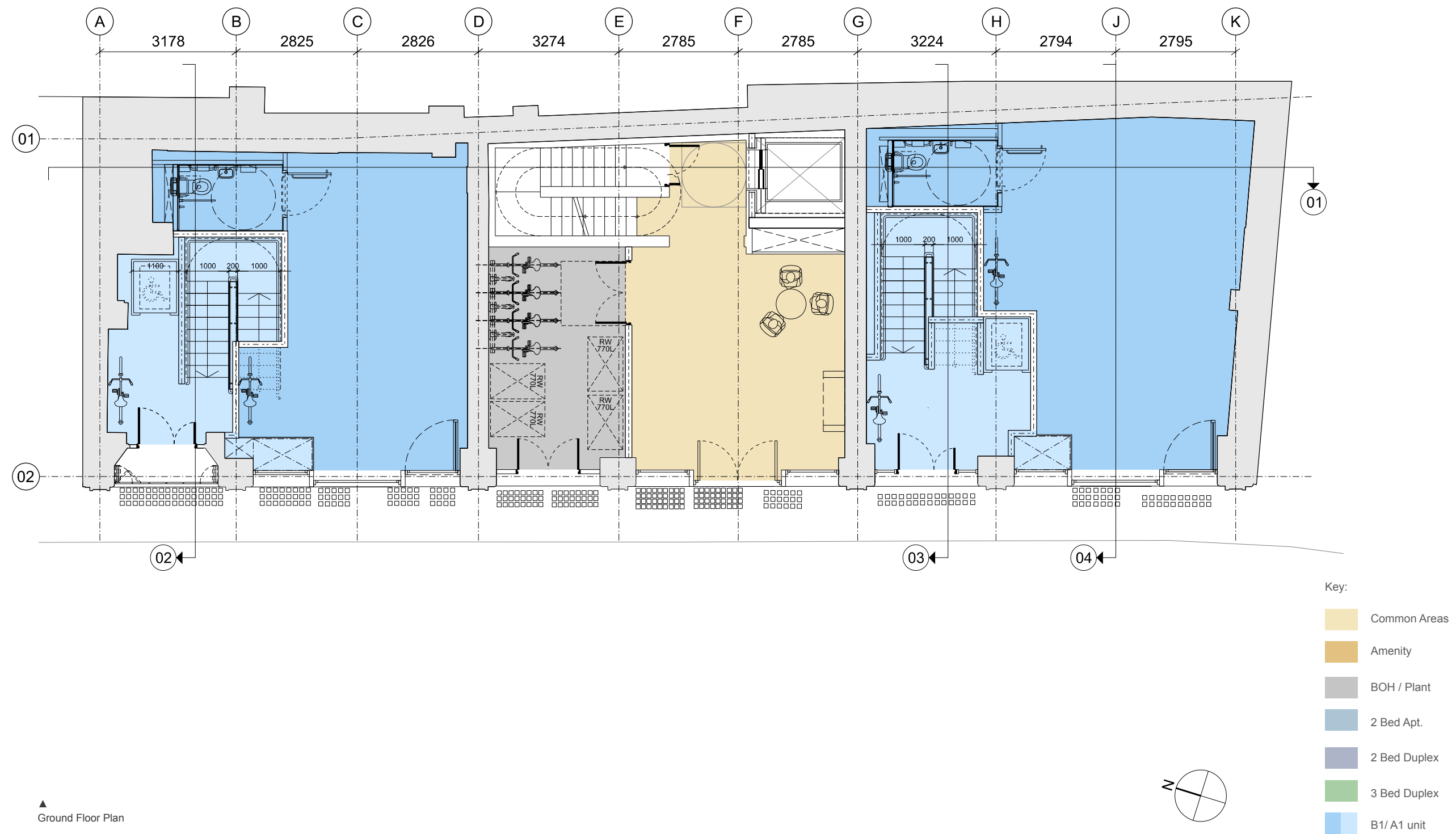
5.0 Design Proposal

5.02 Basement Level



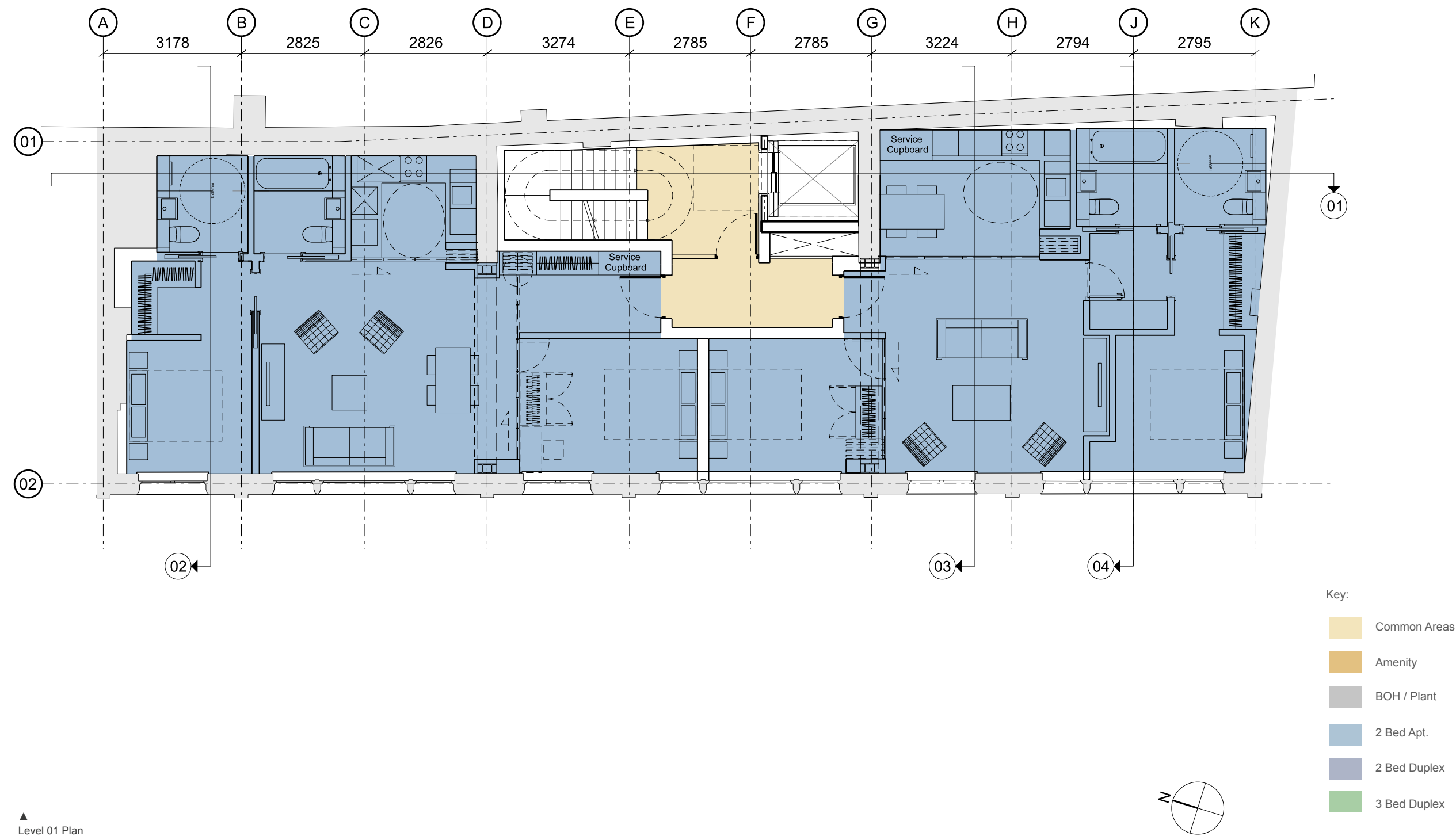
5.0 Design Proposal

5.03 Ground Floor Level



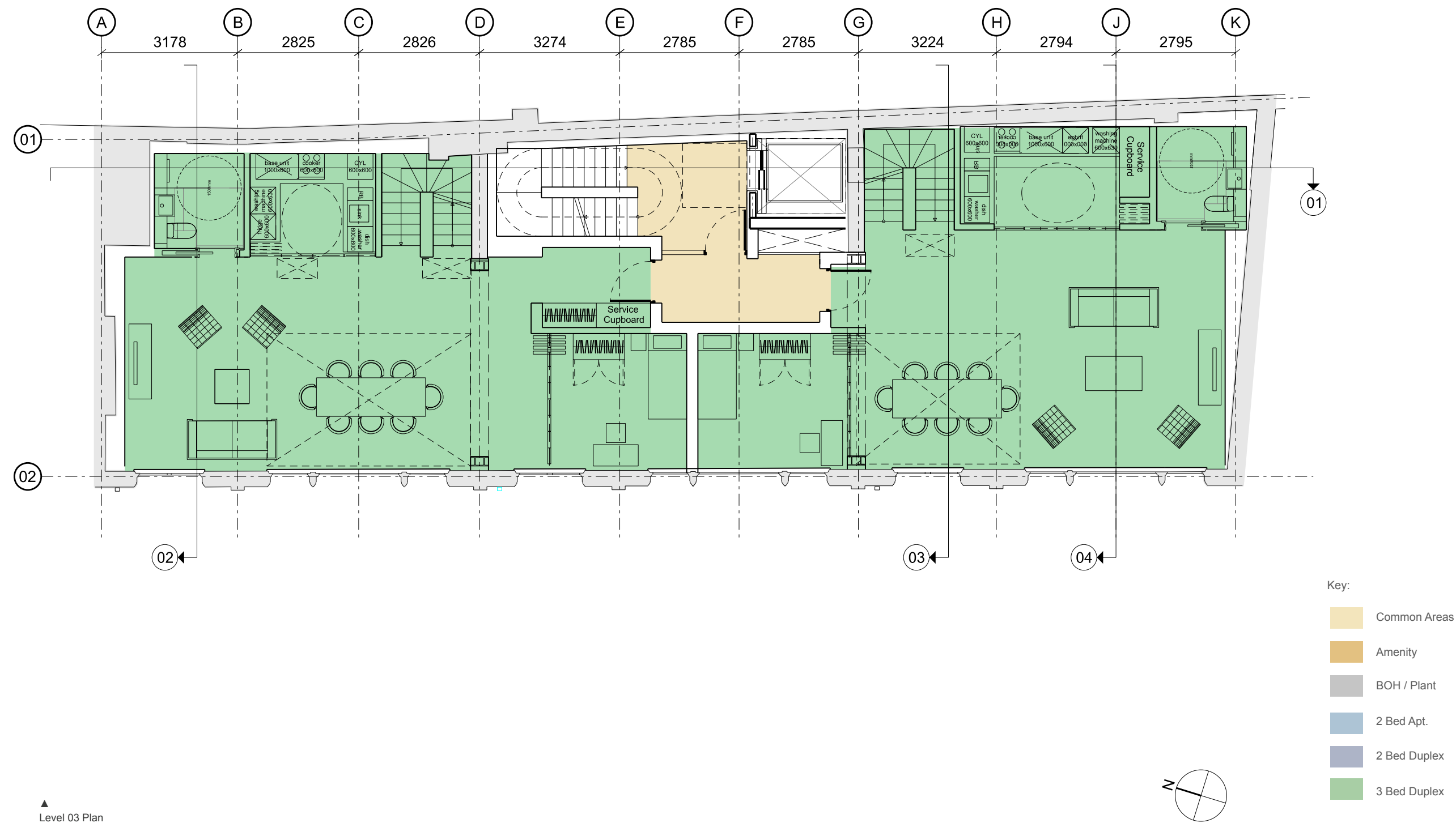
5.0 Design Proposal

5.04 Levels 01 to 02



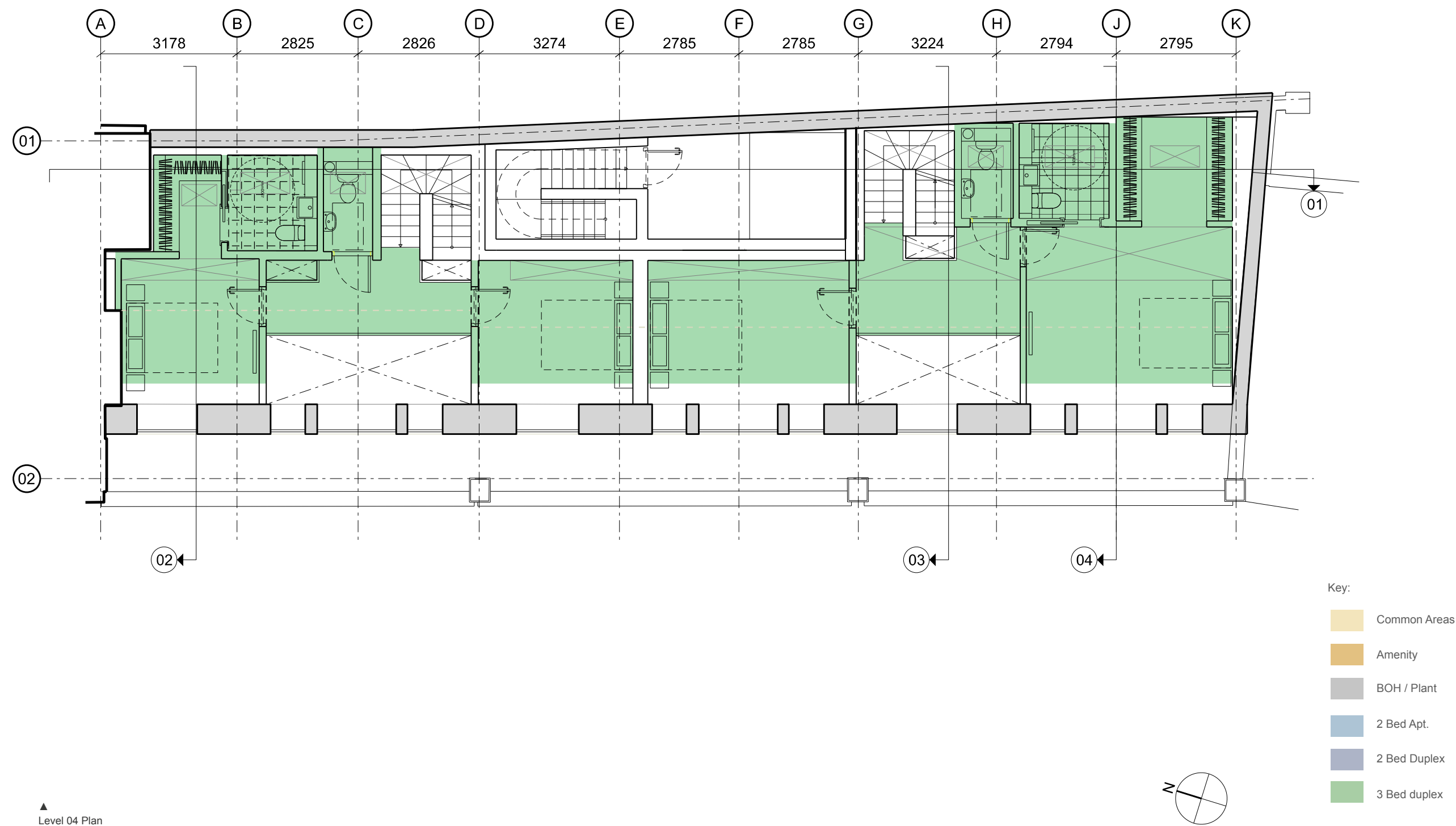
5.0 Design Proposal

5.05 Level 03



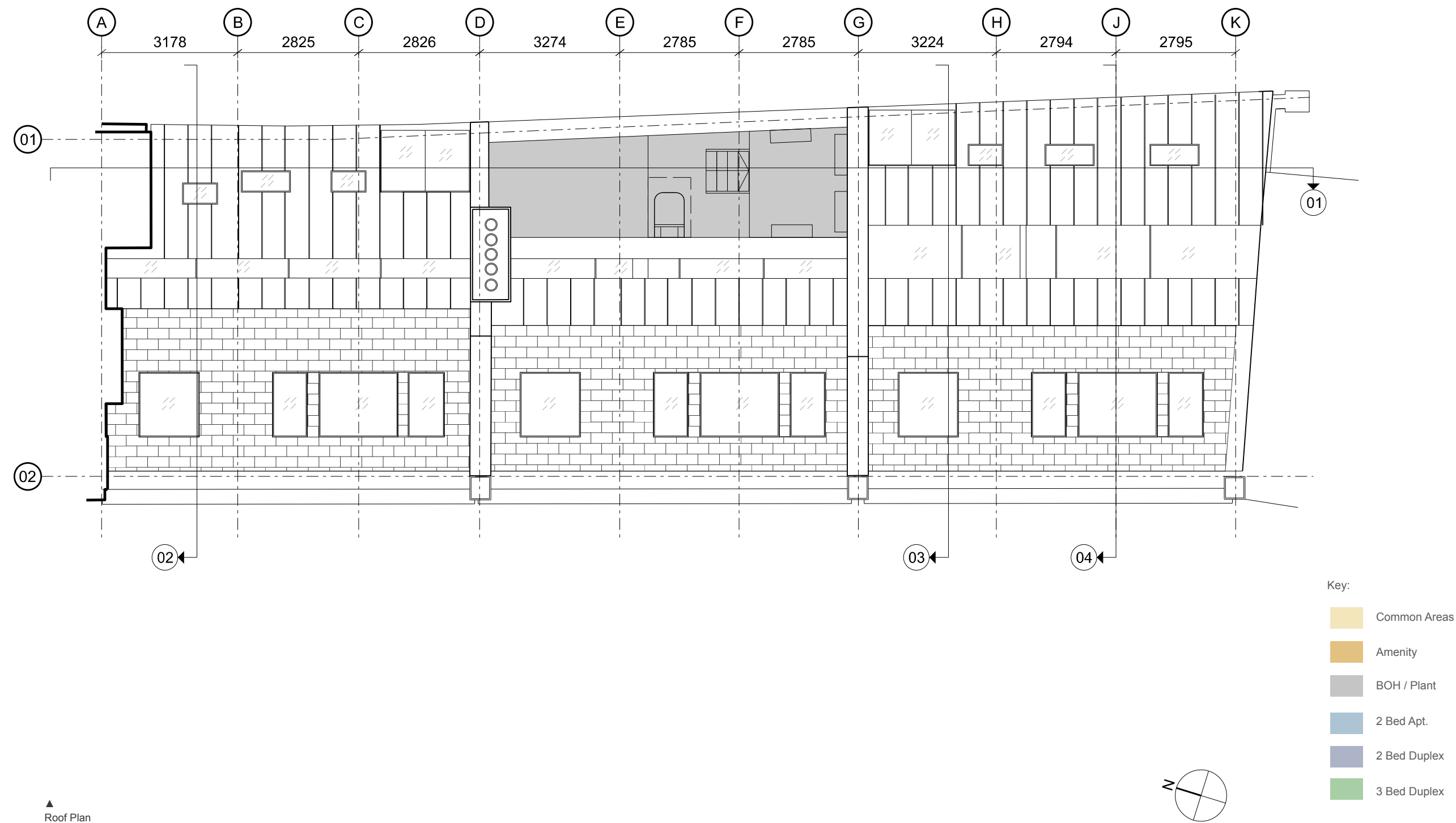
5.0 Design Proposal

5.06 Level 04



5.0 Design Proposal

5.07 Roof Level



6.0 External Facades

9 - 13 Grape Street

6.0 External Facades

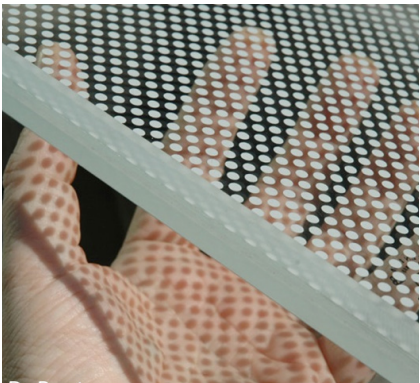
6.01 Façade Concept

The images opposite illustrate the approach to the contemporary inhabited roof (4th floor) that compliments, in both material and form, the local vernacular of Grape Street and the wider context of Holborn.

A refined material palette of original slate roof tiles, red / brown pigmented zinc, low iron glass, bronze and dark grey aluminium responds to the tones and hues of the existing streetscape whilst providing a well detailed, contemporary architectural solution.



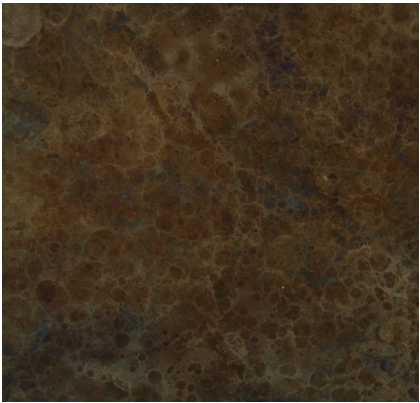
▲ 01. Red / brown pigmented zinc standing seam



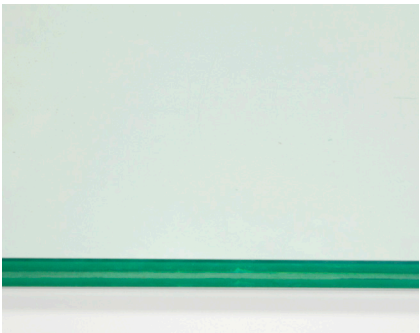
▲ 04. Fritted low iron glass



▲ 02. Dark grey aluminium finish



▲ 05. Patinated bronze coloured metal



▲ 03. Low iron glass



▲ 06. White pigmented render



▲ 07. Red / brown pigmented metal louvres



▲ 08. Grey slate roof tiles



▲ Grape Street is dominated by hues and tones of oranges and browns