7.0 Analysis of Proposal

7.12 Crime Prevention

'Secure by Design' guidance was considered from the outset to ensure that the proposed development reduces the opportunity for crime by creating a secure environment for people to live.

The 6 Secure by Design core principals have been addressed in the proposed design as follows:

1. Integrated approach:

- Security has been considered during the early stages of the design process by the professional team who have consulted with crime prevention officers.

2. Environment quality and sense of ownership:

- The proposal is to improve the character of the public realm in both Grape Street and West Central Street.
- High quality external materials have been selected for contextual appropriateness and robustness.

3. Natural surveillance:

- The building will have a concierge facility managing aspects of the building such as access, postal deliveries, waste management and security.
- The ground floor duplex apartments and entrance lobby will provide extensive natural surveillance of Grape Street.

4. Access and footpaths:

- All communal and residential doors will be to BS PAS 24-2012 or other acceptable standard.
- There are no opening windows at ground floor level.
- Access to the building will be controlled by audio and video systems. This will include Fob control on the lift (programmable for individual floors) and a further BS PAS 24-2012 door on the entrance to the stairs.
- Post boxes will be located in the internal foyer.
- Utility meters will be located centrally.
- Of a night, collapsible metal screens will be used to secure each of the three street level doorways. This removes the likelihood of rough sleepers using the recess for anti-social behaviour.
- Ground floor façade revels will be no deeper than 300mm in order to discourage rough sleeping and loitering.
- All residents bicycle parking is off-street and secure in the basement.

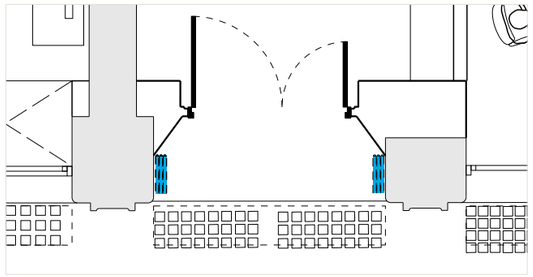
5. Open space provision and management:

- The proposed development does not create new public space, rather enhances the character of the existing streets.

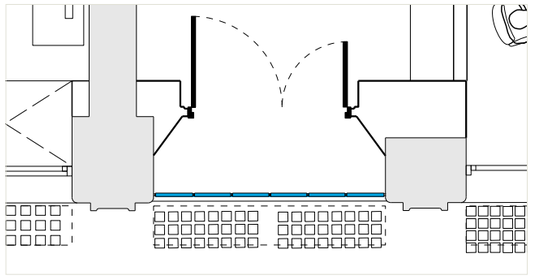
6. Lighting:

- Ground floor doorways will be well lit to further discourage rough sleeping.

Further consultation with the Crime Prevention Officers will take place during the detailed development of the proposal to ensure that security continues to be an integral part of the design solution.

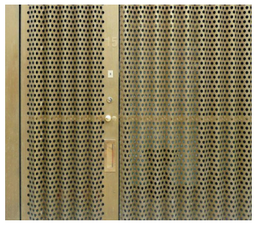


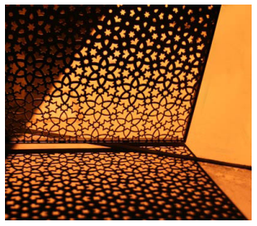
▲
Decorative security screen shown in the open position



▲
Decorative security screen shown in the closed position

Potential treatments for decorative security screens ►





8.0 Sustainability

8.0 Sustainability

8.01 Sustainability Strategy

A sustainability strategy has been developed by the project sustainability consultant for the proposed development in consultation with Project Met and the design team. The strategy has been informed by a preliminary BREEAM Domestic Refurbishment assessment for which a target rating of 'Excellent' is being sought.

The following sustainability standards and targets have been identified for the proposed scheme in line with Camden's policy requirements:

- Reduce CO2 emissions over existing building performance:
- Increased levels of insulation and air tightness to provide good thermal performance over existing building;
- Energy efficient lighting and whole-house ventilation with heat recovery;
- Low carbon heating provided by air to water heat pumps.
- Target water use rate of between 107 and 117 litres/person/day:
- Water efficient sanitary ware;
- Water efficient white goods;
- No external water use.
- No net gain in peak runoff from that of the existing development
- Responsible use of materials:
- Reuse of building structure;
- New materials to have low environmental impact, as rated by the Green Guide;
- Responsibly sourced materials, including timber.
- Responsible construction practices:
- Exemplary performance under Considerate Constructors Scheme;
- Best practice site waste and environmental management plans.
- Design for resilience to future climate impacts
- Measures to reduce overheating risk and water consumption.

9 - 13 Grape Street
BREEAM DOMESTIC REFURBISHMENT PRELIMINARY ASSESSMENT SUMMARY

MANAGEMENT 12.00%		Credits Available	Targeted Credits
Man 01	Home Users Guide	3	3
Man 02	Responsible Construction Practices	2	2
Man 03	Construction Site Impacts	1	1
Man 04	Security	2	2
Man 05	Protection & Enhancement of Eco Features	1	1
Man 06	Project Management	2	2
Section Credit Total		11	11
Section Weighted Total		12.00%	12.00%

HEALTH & WELLBEING 15.00%		Credits Available	Targeted Credits Baseline
Hea 01	Daylighting	2	0
Hea 02	Sound Insulation	4	3
Hea 03	Volatile Organic Compounds	1	1
Hea 04	Inclusive Design	2	2
Hea 05	Ventilation	2	2
Hea 06	Safety	1	1
Section Credit Total		12	1
Section Weighted Total		17.00%	12.75%

ENERGY 43.00%		Credits Available	Targeted Credits Baseline
Ene 01	Improvement in Energy Efficiency Rating	6	3
Ene 02	EER Post Refurbishment	4	3.5
Ene 03	Primary Energy Demand	7	7
Ene 04	Renewable Technologies	2	1
Ene 05	Energy Labelled White Goods	2	2
Ene 06	Drying Space	1	0
Ene 07	Lighting	2	1
Ene 08	Display Energy Devices	2	2
Ene 09	Cycle Storage	2	1
Ene 10	Home Office	1	0
Section Credit Total		29	12
Section Weighted Total		43.00%	30.40%

WATER 11.00%		Credits Available	Targeted Credits Baseline
Wat 01	Internal Water Use	3	2
Wat 02	External Water Use	1	1
Mat 02	Responsible Sourcing of Materials	12	6
Mat 03	Insulation	8	4
Section Credit Total		45	30
Section Weighted Total		8.00%	5.33%

WASTE 3.00%		Credits Available	Targeted Credits Baseline
Wst 01	Household Waste	2	1
Wst 02	Refurbishment Site Waste Management	3	3
Section Credit Total		5	4
Section Weighted Total		3.00%	2.40%

POLLUTION 6.00%		Credits Available	Targeted Credits Baseline
Pol 01	NOx Emissions	3	0
Pol 02	Surface Water Runoff	3	1
Pol 03	Flooding	2	2
Section Credit Total		8	3
Section Weighted Total		6.00%	2.25%

INNOVATION 10.00%		Credits Available	Targeted Credits Baseline
Man 02	Responsible Construction Practices	2	1
Man 05	Protection & Enhancement of Eco Features	1	0
Man 06	Project Management	2	1
Hea 04	Inclusive Design	1	1
Ene 01	EER Post Refurbishment	2	0
Ene 08	Display Energy Devices	1	1
Wat 01	Internal Water Use	1	0
Was 02	Refurbishment Site Waste Management	1	0
Pol02	Surface Water Run-off	1	0
Section Credit Total		Up to 10	4
Section Weighted Total		10.00%	4.00%
		TOTAL SCORE	75.73%
		BREEAM DOMESTIC REFURBISHMENT RATING	Excellent

8.0 Sustainability

8.02 Bicycle Provision

The four ground floor and basement commercial units units will accommodate their bicycle space within their demise lines at ground level. A total of 8 bicycle spaces (1+ per each residential unit) will be provided on the ground floor for the 6 residential units. This storage area accessible directly from a seperate ‘front door’ and can access the main entrance lobby area.

8.03 Waste, Recycling and Deliveries Strategy

A residential waste and recycling store of 9m² has been provided on the basement level with access from the street provided by means of a lift. On the ground floor, a temporary storage area, shared with the bicycle store, allows the bins to be brought out to the street for collection via a dedicated doorway.

The visual impact is minimised as the Bin Store is contained in a separate designated space.

On collection days the refuse will be taken up to the ground floor level by lift and positioned on the pavement for ease of emptying, then returned to the refuse store following collection.

The refuse store will be constructed from non-combustible materials with robust close-fitting doors to prevent entry to vermin. An entry lobby (wheelchair accessible) is provided as well as adequate ventilation to control escape of any associated smells.

The space and requirements including the combination of bins for the storage of Waste and Recycling complies with Camden’s CPG1.

Routes between all dwellings and the refuse store are step-free, with a horizontal travel distance between any dwelling and its nearest refuse collection point of less than thirty metres to ensure compliance with Part H of the Building Regulations.

Route to pavement from bin storage

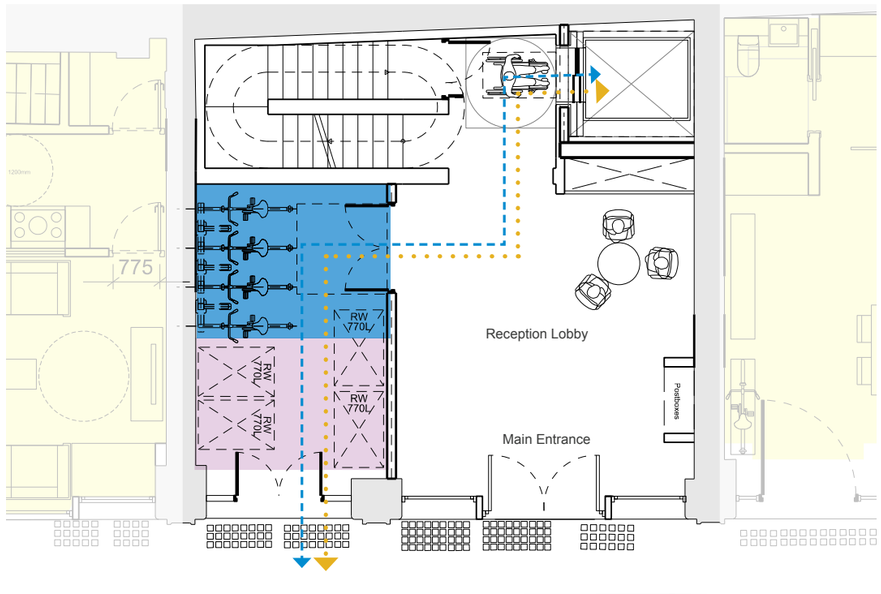
Route to pavement from bike storage

Bike store

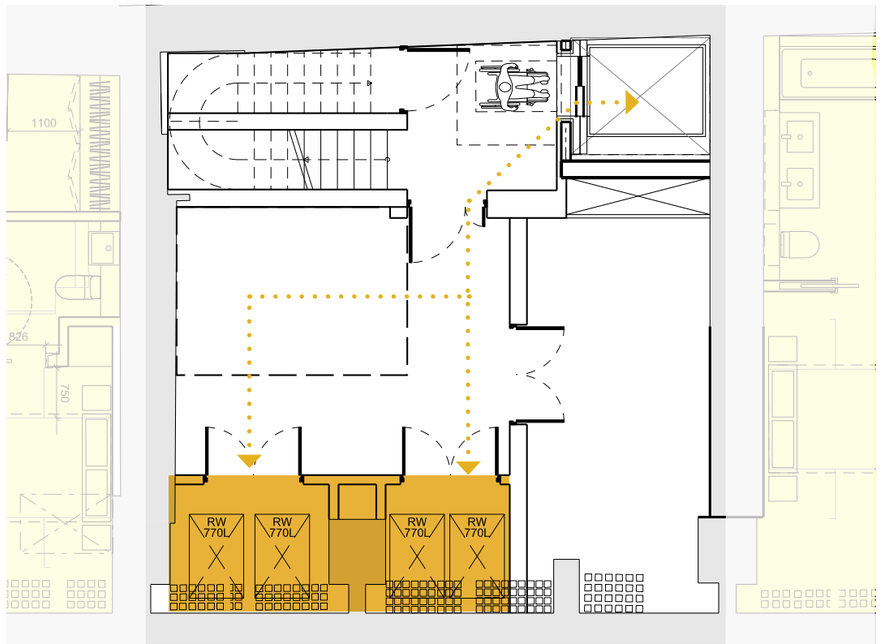
Basement Bin store

Temporary Bin Staging Area* - Refuse collection days only

*Controlled by building management



▲
Ground floor level showing cycle access and bin holding/ sorting area with separate access from Grape Street



▲
Basement level with residential bike storage accessible by lift and escape stair

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9.0 Accessible Design

9.0 Accessible Design

9.01 Access Statement

The Access Statement is prepared to support the Planning Application for the proposed 9-13 Grape Street project. The project has been developed with consideration for the principles of inclusive design and for it to be used by everyone, including:

- Residents of the development;
- Visitors to the development;
- The wider community.

The proposed Development is designed to incorporate the following access principles:

- Maximising access to all parts of the Residential parts, for all future residents and building users;
- Meeting local, regional and national access and inclusive design policies;
- Ensuring that appropriate access standards are met at the outset and as part of mainstream, inclusive design wherever possible;
- Designing inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of disability, age, sex or ability can use and enjoy the built environment;
- Meeting the aims of the Equality Act, where applicable

The key access provisions for the Development include:

- Inclusive design principles have been incorporated wherever possible.
- Easy access to adjoining pedestrian routes.
- Grape Street is within proximity for passengers of cars, taxis or minibuses so that walking distances are reduced.
- All six dwellings are designed to meet the required criteria for accessible and flexible housing, set by the Lifetime Homes standards.
- As there are fewer than 10 residential apartments proposed, there are no wheelchair accessible apartments provided, however all apartments will be Lifetime Homes compliant.
- Level and step-free access to the main entrance, floor levels, and at Level B1.

9.02 Lifetime Homes Compliance

All London boroughs are required by London Plan Policy 3.8 (2011) to seek to ensure that residential developments satisfy the Lifetime Homes standards. These standards are summarised in the Housing Supplementary Planning Guidance, London Plan November 2012;

The 16 Design Criteria is a reference adopted for the Lifetime Homes standard for this development. The guidance in the Lifetime Homes Design Guide expands on the standards with commentary and diagrams showing compliant solutions.

1. *Parking*
   Not applicable as there no opportunities for parking on the site.
2. *Approach to Dwelling from Parking*
   Not applicable.
3. *Approach to all Entrances*
   The main entrance to the flats is located on Grape Street and has a level threshold.
4. *Entrances*
   a. Be illuminated
   The residential entrance is slightly recessed and will have new lighting designed to achieve required levels.
   b. Level access over threshold
   There is level access throughout.
   c. Adequate weather protection
   The residential entrance is slightly recessed and has some protection from the weather.
5. *Communal Stair and Lifts*
   a. Communal Stair
   A central stair core, fully compliant and provides easy access. Stair and handrail dimensions & widths are fully compliant with the standards.
   b. Accessible Lift
   Lift is fully accessible with 1700mm x 1300 lift car size. The lift lobby has space for a 1500mm square for wheelchair manoeuvring.
6. *Doorways and Hallways*
   The clear widths of all doors and hallways conform to the guidance.
7. *Circulation Space*
   Space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs is provided.
8. *Entrance-level living space*
   All living areas are within the entrance level.
9. *Potential for an entrance level bed-space*
   All bedrooms are within the entrance level with the exception of the two ground floor duplexes, where an allowance has been made in space planning for an entrance level bed-space.
10. *Entrance level WC and Shower drainage*
    All WC and showers are within the entrance level, again with the exception of the ground floor duplexes which are provided with entrance level WCs and shower drainage.
11. *WC and bathroom walls*
    All new walls will be capable of supporting adaptations for ambulant fittings.
12. *Stair Lift & potential through-floor lift*
    A communal lift is available for use. Ground floor duplexes have the potential for future stair lift installation and through-floor lifts.
13. *Potential for fitting of hoist*
    Provisions for a reasonable route for a potential hoist from a main bedroom to the bathroom could be installed.
14. *Bathroom Layout*
    Bathrooms have been designed to incorporate ease of access to the bath (or shower), WC and wash-hand basin.
15. *Glazing and windows handle height*
    Easily accessible & glazing line is no higher than 800mm above floor level.
16. *Controls, Fixtures & Fittings*
    All services controls, sockets and switches will be installed at a height suitable for all (i.e. between 450mm and 1200mm from floor level).

9.0 Accessible Design

9.03 Housing SPG Overlay

The entrance design for the building proposes the removal of the 230mm step and replacement with a level threshold and use of gentle gradient in excess of 1 in 20 to make the transition to the internal ground floor level .

A 1700mm x 1300mm wheelchair accessible compliant lift is proposed with access to all apartments. A 1500mm x 1500mm space is provided at each lift exit point.

Inside apartments corridors will have a minimum dimension of 1050mm, doorways will generally give an unimpeded dimension of 800mm and a leading edge dimension of 300mm minimum is provided.

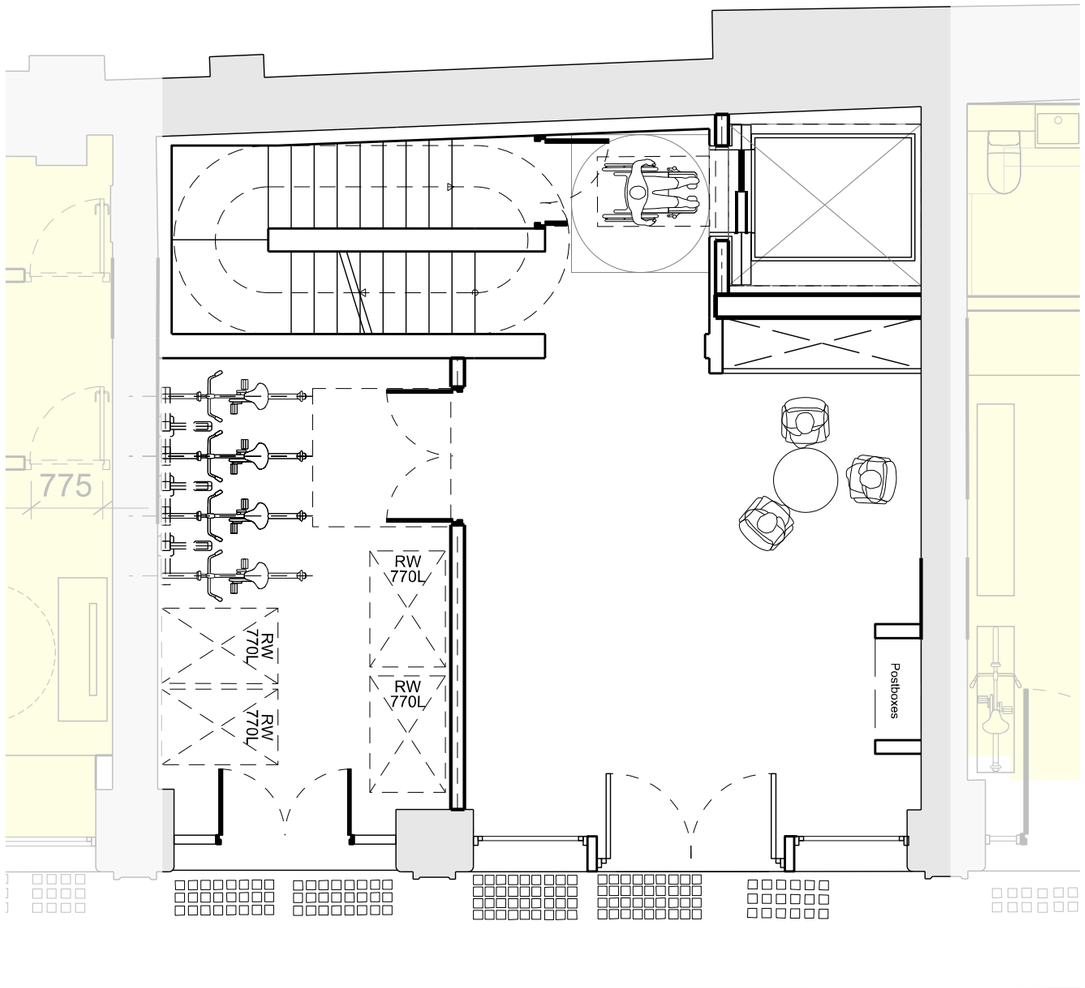
Bathrooms are generally designed to wheelchair accessible dimensions with space for interchangeable bath or shower as necessary and in the duplex apartments an entrance level WC is to have provision for a shower drain to accommodate a shower to be fitted as necessary.

Bedrooms allow 750mm clear to the side and base of beds and an activity square of 1200mm x 1200mm next to the bed.

Kitchens allow 1200mm zones for access.

All communal stairs are 900mm wide and have 170mm high risers with 250mm treads.

Duplex staircases are a minimum of 900mm wide to be able to fit stairlifts as necessary.

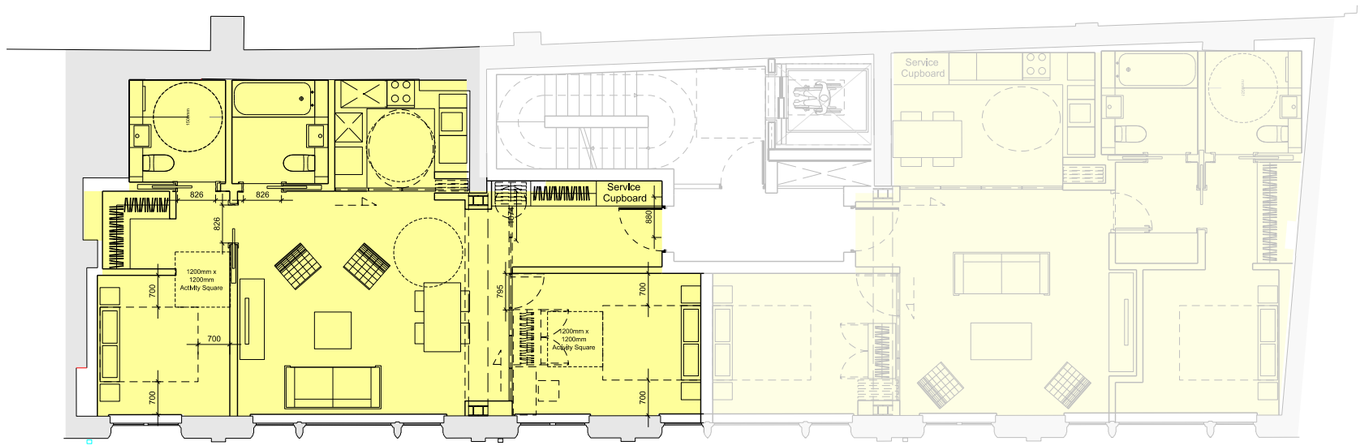


▲
Proposed Ground Entrance Lobby and Core - Ground Floor Plan

9.0 Accessible Design

Typical two bed four person apartment

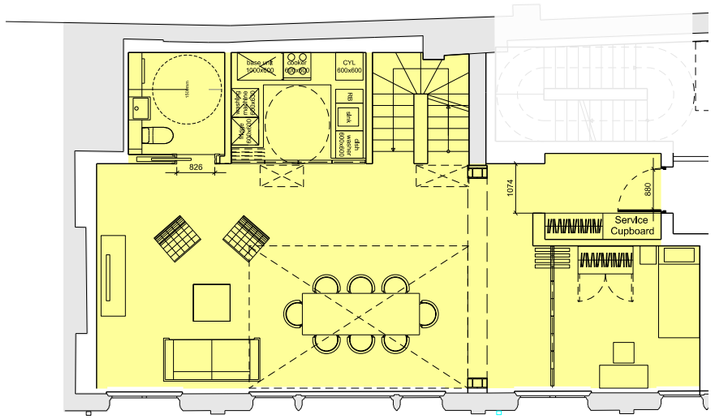
- Lifetime Homes compliant bathroom
- 1200mm clear to access kitchen
- 1200mm x 1200mm activity square to beds
- 750mm clear around beds
- Compliant width doorways 900mm with 300mm leading edge clearance
- 1050mm minimum width corridor



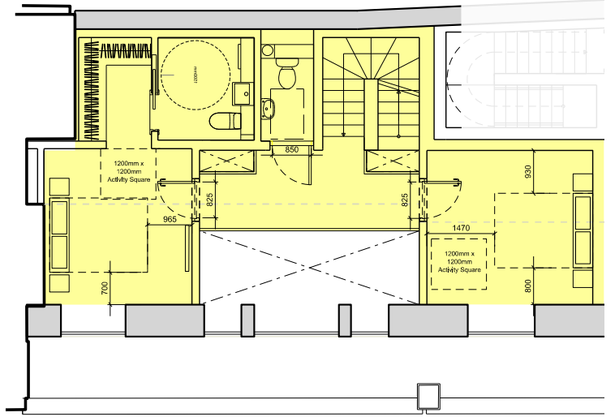
▲
Proposed Two Bed Four Person Apartment (typical) - Second Floor Plan

Three bed five person apartment

- 1500mm x 1500mm clear to entrance door from lift
- Lifetime Homes compliant bathrooms
- 1500mm clear to access kitchen
- 1200mm x 1200mm activity square to beds
- 750mm clear around beds
- Compliant width doorways 900mm with 300mm leading edge clearance
- 1050mm minimum width corridors



▲
Proposed Three Bed Five Person Duplex Apartment (Lower Level) - Third Floor Plan



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Proposed Three Bed Five Person Duplex Apartment (Upper Level) - Fourth Floor Plan

Lifetime Homes compliant apartments

10.0 Conclusion

10.0 Conclusion

The proposal to convert the under used building at 9 -13 Grape Street into four self- contained commercial units and six residential units provides an excellent opportunity to provide much needed residential accommodation and commercial space that meet current standards for space planning, sustainability, acoustics and accessibility.

It does so in a way that respects and enhances the character of Grape Street and its contribution towards the Bloomsbury Conservation Area, whilst offering a contemporary rooftop addition that responds sensitively to its local and wider context.

Appendix

9 - 13 Grape Street

Appendix

Appendix

A1 Area Schedule

Notes

1. The methodology used for calculating GEA and residential GIA is as defined by the RICS 'Code for Measuring Practice 6th Edition' and further clarified by Appendix 4 of the London Housing Design Guide - definition of Gross Internal Area

2. All areas relate to the building at the current stage of the design. Any decisions made on the basis of the stated areas are subject to:
2.1 Design development
2.2 Accuracy of site surveys, site levels and site dimensions
2.3 Daylight, sunlight and rights of light requirements
2.4 Construction methods and building tolerances
2.5 Local authority and statutory consents and conditions

3. For the purposes of the GEA measurement, the overall width of the basement and party walls have been assumed where these are not included in the survey drawings

Areas

Description	Basement		Ground		First		Second		Third		Fourth		Roof		Totals		Totals	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m		sq ft	
Gross External Area (GEA) - Existing	274	2,944	253	2,724	240	2,579	238	2,557	236	2,540					1,240		13,344	
Gross External Area (GEA)	274	2,944	253	2,724	240	2,579	203	2,188	236	2,540	204	2,196			1,409		15,171	
Gross Internal Area (GIA)	217	2,336	195	2,102	202	2,179	163	1,752	207	2,231	99	1,066			1,084		11,666	
B1/A1 Floorspace Gross Area	132	1,421	123	1,324											255		2,745	
Residential Gross Areas																		
Basement & Ground Units B1/A1 Floorspace	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA										
Unit 01 - B1/A1 Floorspace	87	60	936	646	24	16	258	181										
Unit 02 - A1 Floorspace					58	39	624	415										
Unit 03 - B1/A1 Floorspace	99	72	1,066	770	25	20	269	218										
Unit 04 - A1 Floorspace					67	48	721	519										
Common Areas, Plant and BOH	87	69	936	743	79	64	850	689										
1st floor 2 bed 4 person units					GEA	GIA	GEA	GIA										
North unit - Apartment 1.1					103	81	1,111	870										
South unit - Apartment 1.2					101	82	1,092	882										
2nd floor 2 bed 4 person units							GEA	GIA	GEA	GIA								
North unit - Apartment 2.1							103	81	1,111	870								
South unit - Apartment 2.2							100	82	1,077	882								
3rd floor 3 bed 5 person units: Lower level									GEA	GIA	GEA	GIA						
North Unit - Apartment 3.1									102	82	1,098	883						
South Unit - Apartment 3.2									100	82	1,076	883						
4th floor 3 bed 5 person units : Upper level											GEA	GIA	GEA	GIA				
North Unit - Apartment 3.1											91	42	980	452	979	GEA	10,548	GEA
South Unit - Apartment 3.2											113	57	1,216	614	862	GIA	7,768	GIA
Sundry Areas (GIA)	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft				
Common Areas	33	355	31	333	13	140	13	140	12	124								
Plant, Risers & BOH	17	186	8	86	1	12	1	12	1	12	11	118	8	86				
Lifts	3	34	4	44	4	44	4	44	4	44								
Bicycle Storage			8	86														
Waste storage	9	96													185	GIA exc. roof plant	1,996	GIA exc. roof plant