

9-13 GRAPE STREET

STATEMENT OF COMMUNITY CONSULTATION



Prepared for Project Met by

QUATRO

January 2015

9-13 GRAPE STREET

STATEMENT OF COMMUNITY CONSULTATION

1. Background

In June 2014 Project Met commissioned Quatro to undertake pre-application community consultation with residents and businesses in Grape Street on their revised proposals for 9-13 Grape Street. The initial revisions comprised;

- Reproducing some of the articulation of the original roof, creating 'party' walls that project beyond the roof plane as per the current roof scape, plus altering the height of the ridge in a manner similar to the original. The height of the northern part would be exactly the same as the existing roof and we would endeavour to retain the current projecting party wall and chimney. The two southern bays would need to be raised slightly in order to accommodate appropriate 'attic' space for the duplex units.
- Introducing 'frit' to all of the windows in the building, including the existing openings. This reduces the view out from our building towards King Edward Mansions as well as reducing the amount of overlook for our residents. Fritting is a permanent and non-removable treatment in the glass and would thus be present regardless of the resident.
- As a result of creating duplex units spread over levels 3 and 4 as opposed to a single unit on level 4 the windows on level 4 are set within a new pitched roof, at the same angle as the existing roof and would be velux-type windows to bedrooms and to the upper part of the living room space. As with all of the windows these would receive a frit treatment to moderate views in and out. The key is however the angle of the roof. This is far steeper than the previously submitted proposals and serves to keep residents far further from the window than the more vertical mansard approach.
- In addition, as the level 4 windows do not serve the primary living spaces they can be significantly smaller than those proposed in the mansard roof solution that was previously submitted, with a lower sill far higher above the internal floor level.

The community consultation included;

- Liaison with Ward Councillor Sue Vincent to discuss the revised designs for the proposed regeneration of the property and potential s106 benefits
- A letter to residents of King Edward and Queen Alexandra Mansions and Grape Street businesses asking for comments on the revised proposals
- Discussions with Nicky Furre, Director of Dragon Hall, Stukeley Street about potential s106 benefits
- A meeting with residents of King Edward Mansions and Queen Alexandra Mansions
- Attendance at the CGCA Planning Committee to present the proposals and respond to questions following which the Council was informed that the CGCA have *"No objection, provided a condition is included that specifies that any construction must comply with all requirement (including hours and noise) as*

set out by Camden. The CGCA notes that the applicant has gone to great lengths to accommodate local concerns in these revised proposals.”

- Discussions with Amanda Rigby, Vice Chair of the Covent Garden Community Association

2. Consultation with residents

On 14th July letters were hand delivered to all 22 residents of King Edward and Queen Alexandra Mansions and 6 Grape Street businesses asking for comments on the revised proposals. The text of the letter was as follows;

“Dear Resident

9-13 Grape Street

I am writing on behalf of the owners of 9-13 Grape Street who have asked me to advise them on the future of the building following the Development Control Committee decision in March to refuse permission to convert and extend the upper parts of the building to residential use.

After carefully considering the representations from residents, a revised scheme has been drawn up which we believe addresses the issues of concern to residents.

In summary, the main design revisions are;

- *The revised scheme involves no increase in height of the building*
- *The roof, which includes velux windows, retains its current pitch*
- *‘Fritting’ will be applied to the windows so that the potential for overlooking is considerably reduced*

All these design revisions are set out in the attached booklet which I hope you find of interest and assistance.

In addition, the revised proposal is for an all-residential building, involving 8 apartments in total.

Before submitting a new planning application to Camden Council we would very much like your views on the revised proposals. Councillor Sue Vincent has agreed to meet with the design team prior to any formal application to Camden and wondered if you would like to come along as well?

I attach a Comments Form which you can return by email or by FREEPOST.

If you have any questions or would like to discuss any matters please call me on 020 7566 7960

Yours sincerely

Paul Dimoldenberg”

3. Responses from residents

Two residents responded to the consultation;

- Helen Stone of King Edward Mansions asked;

“I would very much like to participate in a Q&A meeting, and I believe some of my neighbours at King Edward Mansions and perhaps Queen Alexandra Mansions would too. In the meantime, please can you answer the following initial queries so I can better understand the proposals?

1. Is it planned that the windows which have been treated with fritting will be able to be opened? (this would negate the effectiveness of fritting).
2. How do you think a partially fritted window will prevent a nosey person from peering in to a flat across the road?
3. How do your proposals solve the anticipated problem of noise nuisance between opposite flats only 7m to 7.5m apart?
4. What would be the duration of the development project?”

We responded as follows;

“Many thanks for your comments. To take your initial questions one by one;

- *The windows will be able to be opened to allow ventilation only and will not be able to be fully opened (as now) because of health and safety regulations.*
 - *Because of this, we believe the fritting will be an effective way of reducing the potential for overlooking*
 - *The new windows will be double-glazed and this will contain any noise*
 - *The project will take 12 months and a construction management plan will be agreed with the Council to safeguard the amenity of residents”*
-
- Peter Bloxham of Queen Alexandra Mansions asked about the need for a party wall agreement and the construction management plan to which we responded;

“In regard to Party Walls, the revised proposals do not necessitate alterations to the structure, levels or excavation of 9-13 Grape Street so there is no need for a Party Wall agreement in this case.

In respect to the construction programme, I attach a copy of the previous construction management plan (which was included on Camden's planning portal). The CMP is as detailed and specific as it can be at the planning stage. Formal agreement of the CMP will be a condition of planning consent and will need to be agreed by Camden prior to commencement of construction.”

4. Meeting with residents

A meeting with residents and Councillor Vincent to discuss the revised proposals was held on 30th July. Following a presentation and discussion of the proposals it was agreed that residents would be provided with further information, including;

- A sample of the fritted material that would be fixed to the windows of the new flats to reduce the potential for overlooking
- Details of the new windows to be installed to show how window opening would be restricted
- Details of the rights of light analysis

5. Further revisions

The planning application submitted in July 2014 was subsequently withdrawn in November 2014.

Following further discussions with Camden officers in December 2014 and January 2015 further revisions were made to the proposals and a revised planning application has been submitted. The key changes to the application are as follows:

- Basement level - B1 space for a use associated with the music industry for which there is an acknowledged demand for such facilities within the locality
- Ground floor either A1 retail or B1 office in order to create an active street front

The bulk and massing and design of the roof is to stay as per the withdrawn application (2014/5566/P) and will continue to inhabit the same roof with some alterations to the profile of the eastern side. Glass fritting across the façade of 9-13 Grape Street will still be introduced.

5. Conclusion

The revised proposals address all the major issues raised by a number of residents and Councillor Vincent who had expressed concerns about the previous proposals, in particular, the height of the proposed building and the potential for overlooking.

The further issues raised by two residents have been considered carefully and responses have been given which directly address these issues.

In addition, the further revised proposals address concerns raised previously by Members of the Development Control Committee about the use of the ground and Basement floors.