

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4205/P	Helen Stone	3a King Edward Mansions 8 Grape Street London WC2H 8DY	30/08/2015 21:10:47	COMNOT	<p>1. Coordination with 9-13 Grape St profile and elevation, present and future.</p> <p>A note on the proposals indicates the architect has designed the new roof line to be slightly lower than the level approved this year for 9-13 Grape St next door. However, I have heard that intentions have changed for 9-13 Grape St, in that the change of use to residential will not now be implemented, because office use is now intended after all. I have not yet seen proposals for this new approach to the use of 9-13 Grape St, but I raise the question whether the roof line might remain as it is, and therefore the proposals for 15 Grape St could be completely out of kilter.</p> <p>2. Coordination with 9-13 Grape St, means of escape.</p> <p>Up to now, I believe the flat roof at 15 Grape St has provided a means of escape for 9-13 Grape St occupants. If a floor is added at 15 Grape St, what now will be the means of escape for both 9-13 Grape St and 15 Grape St? Is the new configuration at 15 Grape St coordinating with what is actually going to be constructed at 9-13 Grape St, or is it attempting to coordinate with superseded plans for 9-13 Grape St, or perhaps means of escape coordination has not been considered?</p> <p>3. Coordination with windows and window frames in the rest of Grape Street</p> <p>The new windows at 15 Grape St are described as bronze coloured metal framed windows to match existing. This very misleading. Only the ground floor windows at the front elevation are metal framed. The floors above ground level have timber framed windows, with the frames painted white, in keeping with the rest of the windows all along Grape St. The proposals therefore do not appear to provide windows in keeping with the existing above ground floor level windows. As for the glass treatment, I do not know what the appearance will be, but I suggest it should be checked to ensure it is appropriate and in keeping with the street as it is and as it is likely to be.</p> <p>4. Intended occupancy numbers</p> <p>The planning application for 15 Grape St suggests there will be 65 full time and 5 part time employees in this small office building, if I am reading it correctly. This seems a large number of people for a small building. Are the facilities sufficient? Furthermore, the application refers to 9-13 Grape St becoming residential, and explains that the development at 15 Grape St will compensate for the loss of office use at 9-13 Grape St. As stated above, I understand that residential use at 9-13 Grape St is no longer intended, so the office use at 9-13 Grape St will not in fact be lost, and this argument to justify office development at 15 Grape Street is not valid.</p> <p>5. Coordination with Grape St elevation of the Cuban Embassy building.</p> <p>The front elevation of the proposed development at 15 Grape St is shown in isolation. How will it coordinate with the Grape Street frontage of the Cuban Embassy building?</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					6. Rainwater pipe
					There is currently a rainwater pipe on the front elevation of 15 Grape St, which does not appear on the proposals. Proper provision needs to be made to conduct rain water from the roof.

2015/4205/P	Helen Stone	3a King Edward Mansions 8 Grape Street London WC2H 8DY	30/08/2015 21:06:09	COMMNT	
-------------	-------------	--	---------------------	--------	--
