

6.0 External Facades



▲ Existing view looking North from High Holborn



▲ Key plan to photo above and perspective right



▲ Proposed view looking North from High Holborn (surveyed AVR)

6.0 External Facades

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▲ Existing view looking South West from West Central Street



▲ Key plan to photo above and perspective right



▲ Proposed view looking South West from West Central Street (surveyed AVR)

7.0 Analysis of Proposal

9 - 13 Grape Street

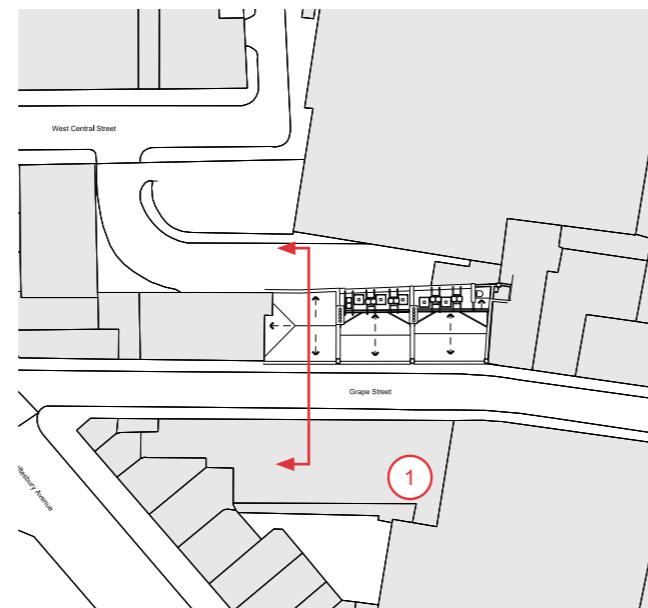
7.0 Analysis of Proposal

7.01 Planning Context

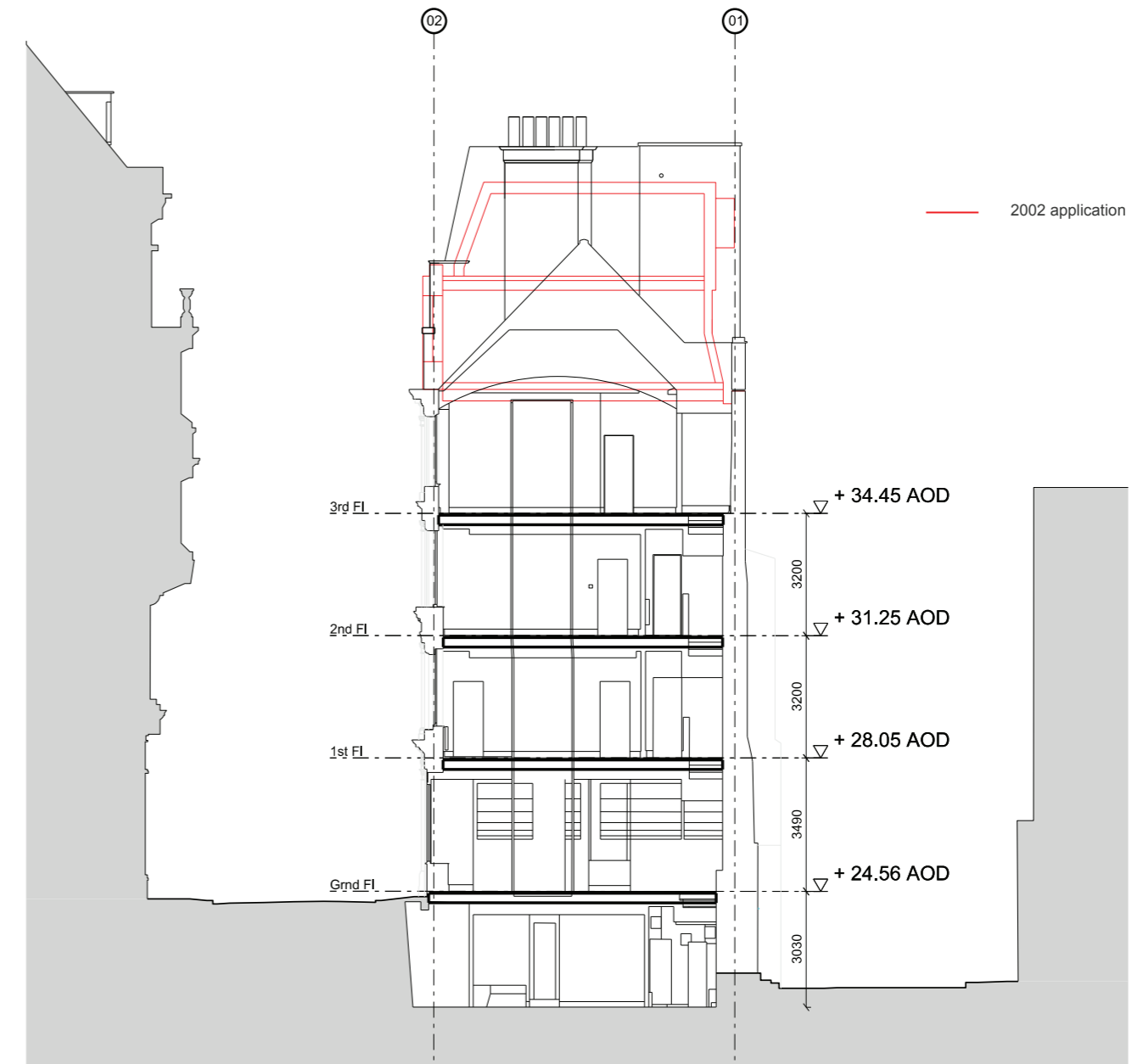
The following pages illustrate the sectional and elevational configuration of the proposed massing.

In 2002 a planning application for alterations and erection of a two storey roof extension was refused. The proposed massing of this scheme is illustrated in red on the adjacent section. 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.'*

In 2014 a planning application for a single storey mansard roof extension was refused. The proposed massing of this scheme is illustrated in orange on the adjacent sections. The subsequent proposal paid particular attention to LBC's considerations (May 2014) in proposing to inhabit the current roof, with some alterations to the profile on the eastern side. The roof profile facing Grape Street diminishes in height from north to south across the site and has the lowest points of the section along the Grape Street frontage.



▲ Key plan to section



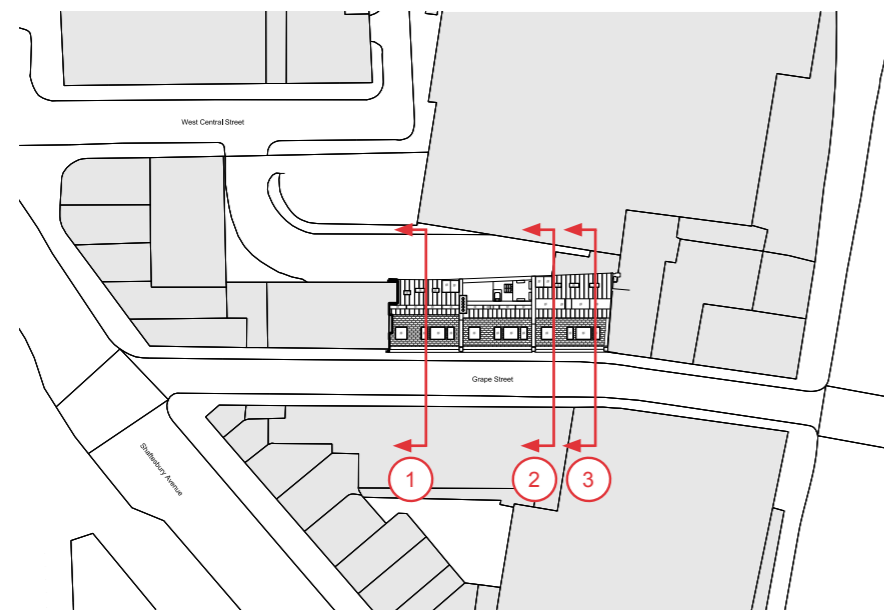
▲ The 2002 rejected planning application for a 4th and 5th floor extension overlaid on the existing building for reference

7.0 Analysis of Proposal

As illustrated in the diagrams in Section 4.02 the proposed massing used the existing roof plane and inset skylights to keep the roof profile back from the line of the existing façade - creating a varying sectional condition that will be an appropriate addition to the character of the conservation area while having significantly less impact altogether than the refused 2002 and 2014 applications.

The proposal retained the roof profile proposed in the 2014 submitted scheme that was withdrawn in November 2014. It was consented in March 2015.

This current proposal retains the consented envelope, with appropriate alterations on the ground level and on the eastern elevation to reflect the proposed change of use.



▲ Key plan to sections



▲ Section 01: Proposed 4th floor extension with extents of refused scheme (May 2014) in red and the consented scheme (March 2015) in orange.

7.0 Analysis of Proposal

7.02 Design Evolution

The drawing opposite illustrates the key alterations to the design as a response to the proposed change of use to Use Class B1

1) The re-arrangement of main entrance and 'service doors' along the Grape Street ground level facade in order to reflect the new use and internal organisation. The northern original entrance door is retained, serving as an entrance to the ground floor commercial space if desired by the tenant. The entrance door in the southern 'narrow' bay now serves as the principal entrance to the commercial space. The relocation of the bicycle store to the south end of the building means that its access door moves from the centre of the facade to the southern end. The creation of a larger single commercial space on the ground floor permits the omission of the single panel access doors and the omission of the centrally located front door of the consented scheme.

2) In order to accommodate the additional climate control requirements inherent in a commercial building and to remain within the consented envelope we have located some of the fresh air handling equipment in the space above the bicycle storage area on the ground floor. In order to provide access to the fresh air for this equipment a series of ventilation louvres has been located in the upper part of this 'service facade'. This principle is already present on the current building and this solution permits the omission of louvres on the upper part of the ground level facade for the majority of its length.

3) The retention of the fritted glass principle on this street elevation in order to control both views out towards King Edward mansions as well as views in from those same dwellings.



▲ Elevation illustrating the alterations to the design; the orange lines show the March 2015 consented ground level doors, which have been omitted from this proposal.

7.0 Analysis of Proposal

7.03 Privacy and Overlooking


The drawing opposite overlays the fenestration of King Edward Mansions (KEM) on top of the proposed development at 9 -13 Grape Street.

This diagram illustrates an indirect relationship between window openings of 9-13 and KEM due to the staggered sectional relationship of the respective floorplates. It can be seen that the extent of overlooking could be greatest towards the top and bottom of window openings. If building users, in both buildings, were to look directly out the view would be of brickwork and not a direct view through a window into an apartment or commercial space.

This relationship has influenced the strategy for the use of fritted glass across the facade of 9 -13 Grape Street. Due to the central London location of Grape Street and the associated density of the area, concerns about overlooking and privacy have been addressed throughout the design stages.

The inhabited roof (4th floor) retains the pitch of the current roof and the inset windows are thus set back from the parapet edge increasing the distance from the properties on the other side of Grape Street.

Additionally, their angled profile assists in directing the eye towards the sky rather than directly out. From adjacent properties this sloping glass will appear more reflective than that of vertical glass.

 Location of KEM fenestration



▲ West facing Grape Street Elevation with King Edward Mansions fenestration overlay

7.0 Analysis of Proposal

7.04 Fritted Treatment to Glass

Based on the analysis outlined above, the drawing opposite highlight the areas of the window openings that would be treated with a permanent fritting.

Key:

 Zone of fritting applied to glass

 Location of KEM fenestration



▲ Elevation illustrating zone of fritted glazing in relation to the KEM window locations

7.0 Analysis of Proposal

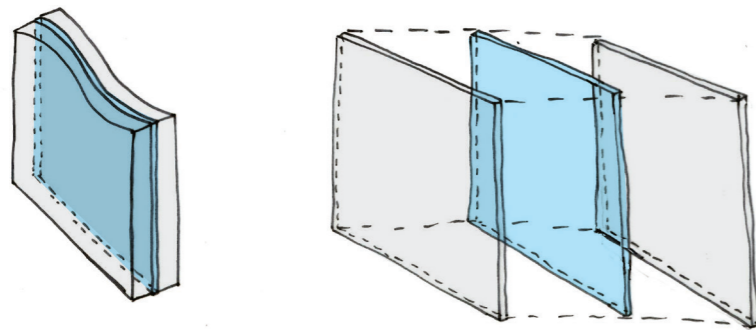
7.05 Fritted Glass - Panel Composition

The fritting to the glass will be permanent and unable to be removed by tenants. As diagrams below illustrate the frit, which could be either be a ceramic inter-layer or acid etched, is sandwiched between the two planes of glass.

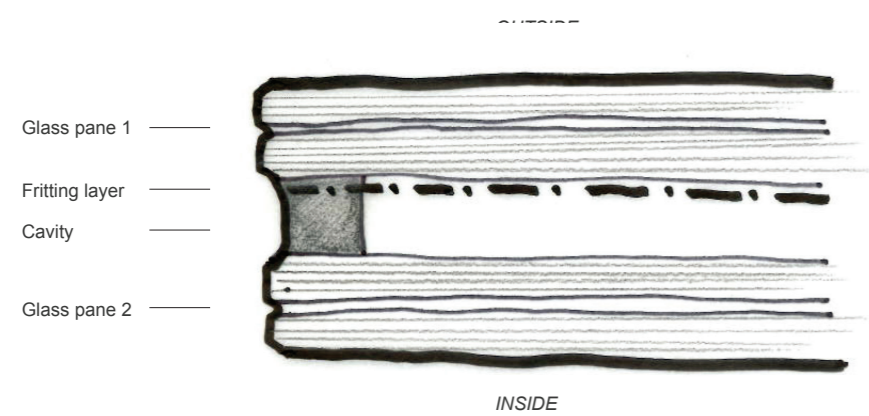
The height of the fritted bands are 395mm (Levels 1 - 3) and 550mm (Level 4).

Key:

 Fritting treatment



▲ Fritted glass panel composition



▲ Fritted glass panel composition - Plan



▲ Detail elevation illustrating the sizing of fritted and untreated glass