

## 7.0 Analysis of Proposal

### 7.12 Crime Prevention

During the design phase for the March 2015 consented scheme 'Secure by Design' guidance was considered from the outset to ensure that the proposed development reduced the opportunity for crime by creating a secure environment for people to live.

This new application takes the same approach for the new ground level facade as this entails re-location of entrances rather than a wholesale recasting of the design of this part.

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 week day working time concierge facility managing aspects of the building such as access, postal deliveries, waste management and security.
- The ground floor commercial space and entrance lobby will provide extensive natural surveillance of Grape Street.

#### 4. Access and footpaths:

- All communal 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.
- Commercial post deliveries during office hours only.
- Utility meters will be located centrally.
- Of a night, collapsible metal screens will be used to secure each of the main street level doorways. This removes the likelihood of rough sleepers using the recess for anti-social behaviour.
- Ground floor façade reveals will be no deeper than 300mm in order to discourage rough sleeping and loitering.
- All staff and visitor bicycle parking is off-street and secure on the ground level.

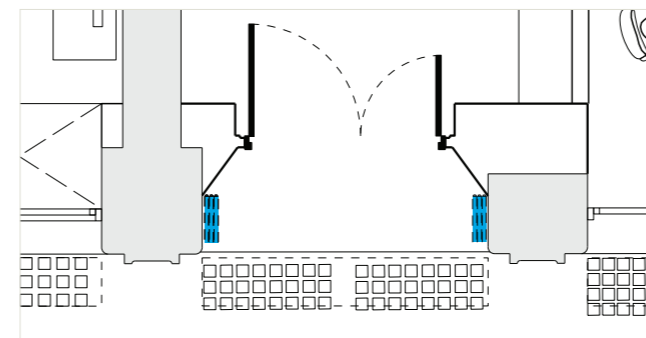
#### 5. Open space provision and management:

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

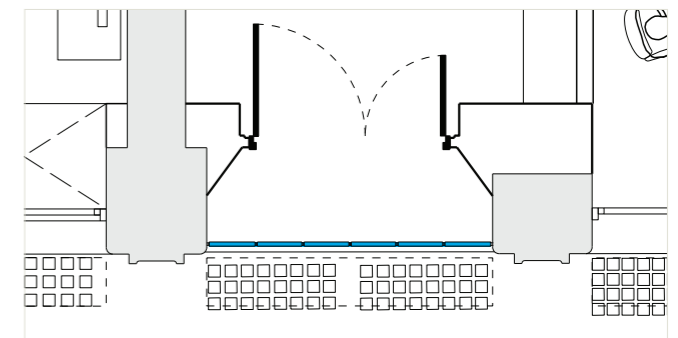
#### 6. Lighting:

- 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.

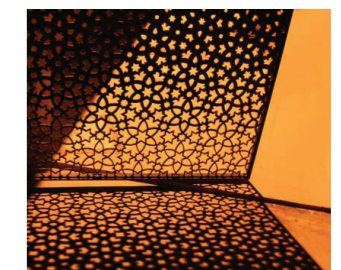
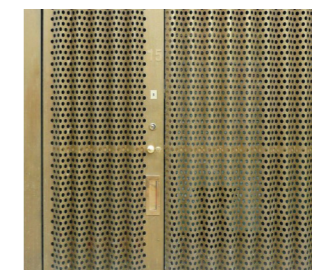


▲ Decorative security screen shown in the open position



▲ Decorative security screen shown in the closed position

Potential treatments for decorative security screens ►





# 8.0 Sustainability

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9 - 13 Grape Street

## 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 VBL Real Estate Ltd and the design team. The strategy has been informed by a preliminary BREEAM 2014 Non-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:

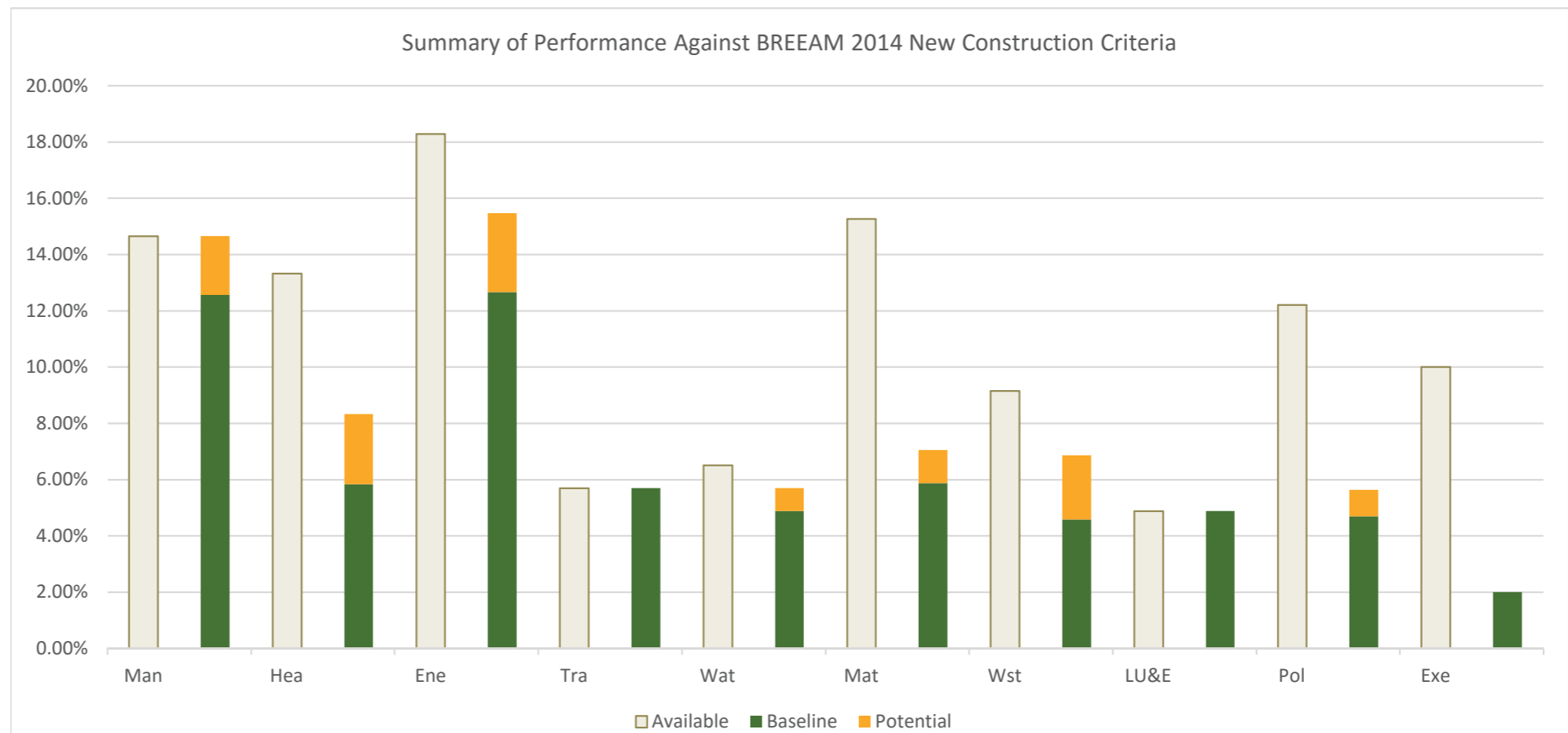
- Reduce CO2 emissions over existing building performance;
- Increased levels of insulation and air tightness to provide good thermal performance over existing building;
- Energy efficient lighting and whole-house ventilation with heat recovery;
- Water efficient sanitary ware;
- Water efficient white 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 2014 NON-DOMESTIC REFUBISHMENT & FIT OUT - OFFICES - CAT. A FIT OUT (PARTS 1, 2 & 3)**  
 SUMMARY OF PERFORMANCE & RATING

Rev: 02    14/03/2016

Assessment Section	Credits Available	Section Weighting	Credit Value	Credits Targeted		Targeted Score	
				Baseline	Potential	Baseline	Potential
Management	21	15%	0.70%	18	3	12.56%	2.09%
Health & Wellbeing	16	13%	0.83%	7	3	5.83%	2.50%
Energy	26	18%	0.70%	18	4	12.66%	2.81%
Transport	7	6%	0.81%	7	0	5.69%	0.00%
Water	8	7%	0.81%	6	1	4.88%	0.81%
Materials	13	15%	1.17%	5	1	5.87%	1.17%
Waste	12	9%	0.76%	6	3	4.58%	2.29%
Land Use & ecology	2	5%	2.44%	2	0	4.88%	0.00%
Pollution	13	12%	0.94%	5	1	4.70%	0.94%
Innovation	10	10%	1.00%	2	0	2.00%	0.00%
<b>Expected BREEAM Score</b>						<b>63.63%</b>	<b>12.62%</b>
<b>Expected BREEAM Rating</b>						<b>VG</b>	<b>Ex</b>

BREEAM Rating	% Score
Outstanding	85
Excellent	70
Very Good	55
Good	45
Pass	30
Unclassified	<30



## 8.0 Transport and Servicing

### 8.02 Bicycle Provision

The current London Plan standards for bicycle parking have been applied. This generates 16 spaces for bicycles as the minimum requirement for this proposal. There are 14 spaces for permanent staff and 2 spaces for visitors.

To ensure that these spaces are used intensely, bearing in mind the site's very central location and relatively easy access, this secure area is located on the ground floor, accessed directly from the street. There is then an internal door that leads to the reception area, with easy access to lockers, WCs and showers for staff.

### 8.03 Waste, Recycling and Deliveries Strategy






A waste and recycling store of 9m<sup>2</sup> is provided in the basement with access to street level provided by the 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.

The private-contractor operated daily refuse collection will pick up refuse from the pavement, with the bins moved there by the building concierge just before the scheduled collection. The empty bins are then returned to the refuse store by the concierge following collection.

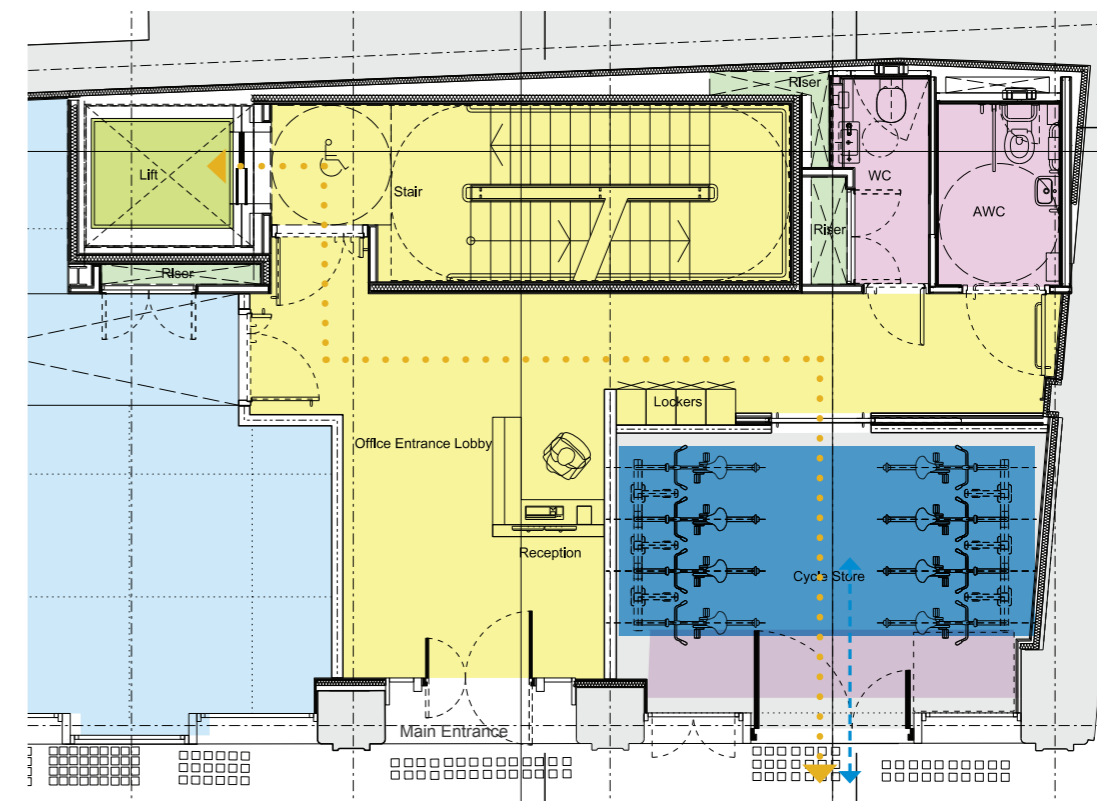
The refuse store will be constructed from non-combustible materials with robust close-fitting doors to prevent entry to vermin. The store will be ventilated to ensure all odours are drawn out from the space.

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

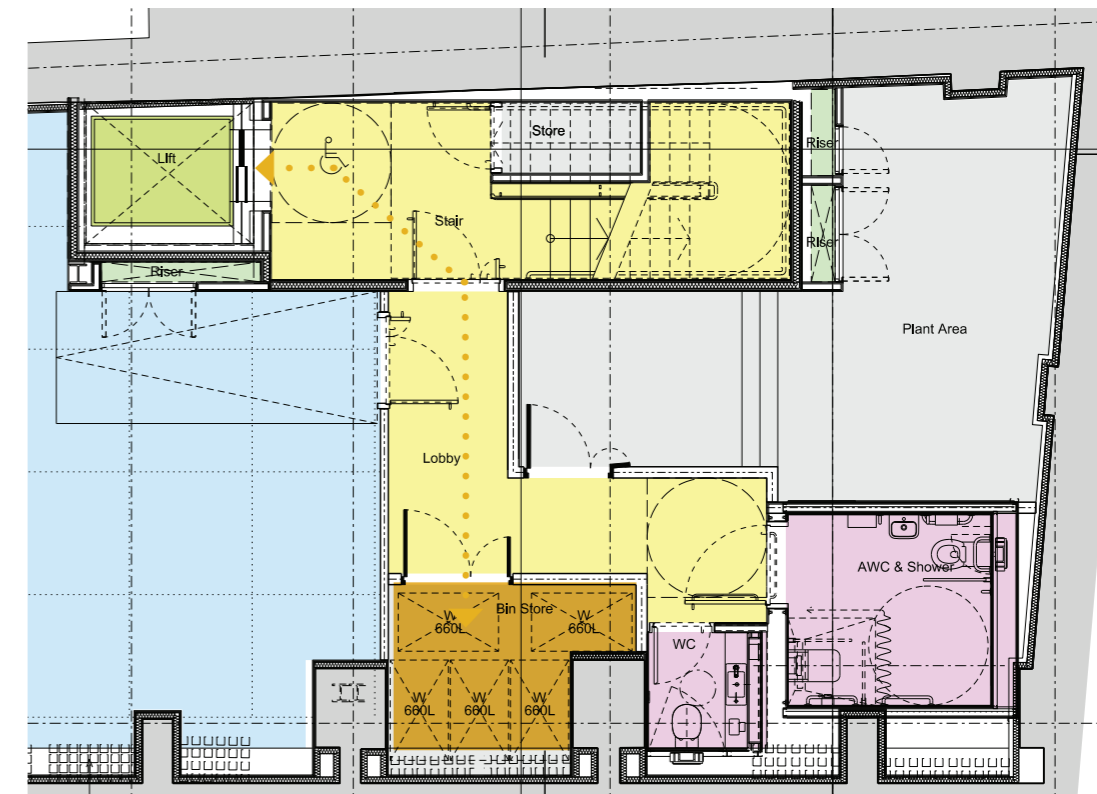
All levels have step free access to the store, with the doors between store and pavement sufficiently wide to permit easy passage of the suggested bins for the building (660l eurobins).

- 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 commercial refuse and re-cycling area accessible by lift. Staff shower on this level.



# 9.0 Accessible Design

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9 - 13 Grape Street





## 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:

- Staff working in the commercial spaces 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 areas of the development, for all future staff 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 levels are designed to meet the required criteria for accessible and flexible workspace.
- Level and step-free access to the main entrance, floor levels, and at Level B1.



# 10.0 Conclusion

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9 - 13 Grape Street



## 10.0 Conclusion

The proposal to convert the vacant building at 9 -13 Grape Street into high quality commercial space; lettable on a floor by floor basis or as a single building, the proposal provides an excellent opportunity to provide much needed commercial space that meets current standards for space planning, sustainability, acoustics and accessibility. The scale of space ensures its suitability for local SME tenants to move into or as an attractive new location for business moving into the area.

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.