

GRAPE STREET

DESIGN & ACCESS STATEMENT

9-13

GRAPE STREET

WC2H 8ED



DELTAARCHITECTS, 1 BATEMANS ROW, LONDON EC2A 3HH

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DESIGN & ACCESS STATEMENT

SECTION 1 - INTRODUCTION

Purpose of the Document

This statement has been prepared by Delta Architects on behalf of Lovell Investments Ltd.

This statement has been prepared in accordance with the Department of Communities and Local Government's (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on "Design and Access Statements: How to write, read and use them" (CABE, 2006)

The purpose of this statement is to explain;

"the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with" (para. 80, DCLG Circular 01/2006)

This document achieves this within the following sections:

Section 2 Site Assessment – considers the site and its surroundings in physical, social and planning terms;

Section 3 Planning Statement – presentation of the design proposal;

Section 4 Design Proposal – presentation of the design proposals including uses, layout of the development, appearance, use of resources and development implementation.

Summary

The proposed scheme consists of a new ground floor shopfront design to a scheme that has already obtained planning permission (2019/4275/P) for the change of use into office use (B1).

This statement has been prepared to accompany our client's application for a full application (2020/5923/P), and show the proposal will provide a design that will complement the existing window designs on the upper floor levels. The proposed changes will also help to establish a connection and continuity with the adjacent property (15 Grape Street) without adversely affecting neighbouring properties and uses.



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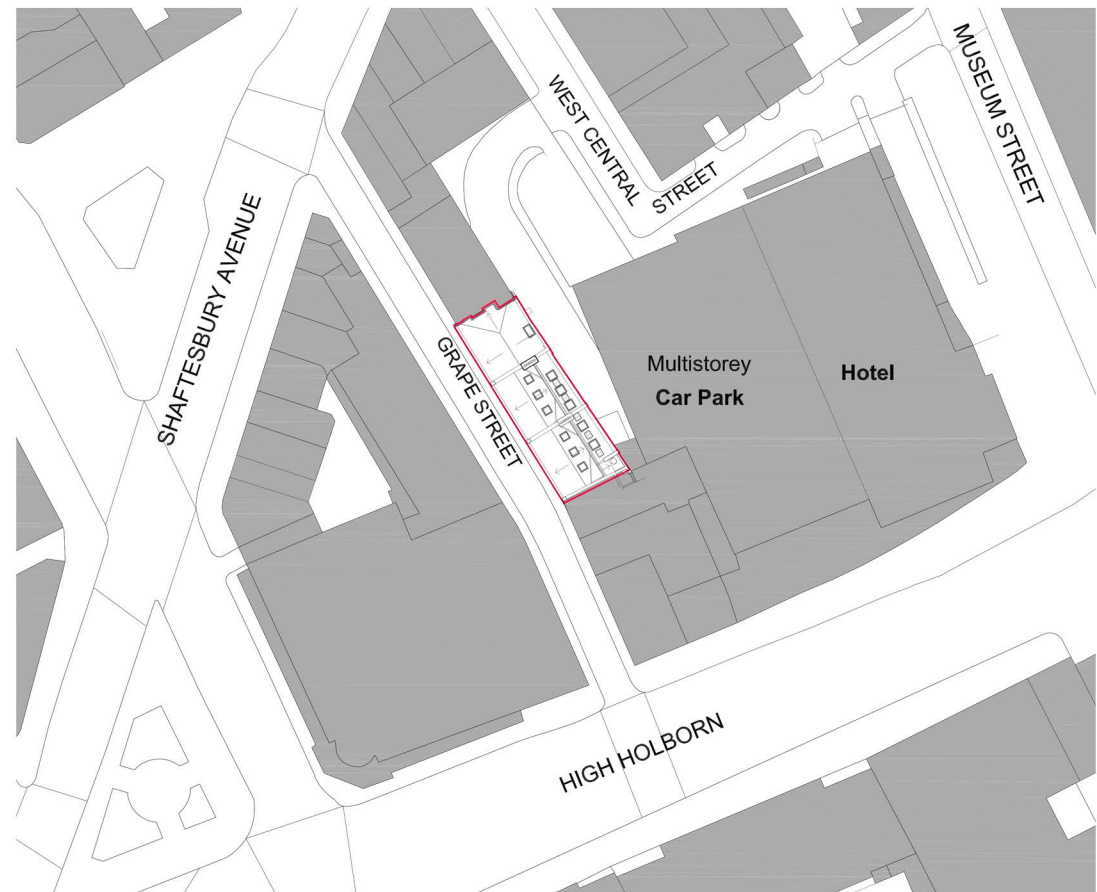
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SECTION 2 - SITE ASSESSMENT

CONTEXT AND BUILT ENVIRONMENT

The existing building is located on Grape Street, close to Covent Garden and approximately halfway between Tottenham Court Road and Holborn Underground Stations. The building is four storeys in height, with basement and comprises 1017 sqm of floor space. It forms part of an attractive Edwardian terrace containing three interconnected buildings.

The property is not listed but lies within the Bloomsbury Conservation Area.



0 10M 20M 30M 40M 50M

SCALE 1:1000



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SECTION 2 - SITE ASSESSMENT

EXISTING BUILDING



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SECTION 3 - PLANNING STATEMENT

Camden Local Plan 2017

The proposal is viewed to be in accordance with Policies D1, D2 and D3 of the Camden Local Plan 2017 for the following reasons

Policy D1 Design

The proposed curved glazing profiles match the existing window profiles on the upper floors, providing a stronger aesthetic continuity with the original design. The new shopfront design will be of a similar style to the neighbouring property (15 Grape Street), giving the building a stronger connection to its surrounding context. These points help the design meet the requirements D1a, D1b, D1e and D1f.

The glazing profiles are to be constructed in timber with a matt black finish. Timber is regarded as both a sustainable and durable building material which will contribute to meeting requirements D1c and D1d.

The entrances are also level thresholds with the street improving accessibility. The main entrance (furthest to the left) is a level threshold and ramped internally making this 'inclusive and accessible for all' (D1g).

Policy D2 Heritage

We believe that the proposed design will help to enhance the appearance of the building which will be a better design than the current shopfront. The new layout will be a much better match to the original windows on the upper floors which will contribute to providing a more unified appearance. For these reasons the proposal will meet the requirements D2e and D2f.

Policy D3 Shopfronts

The improvement of the new shopfront design and its stronger relationship with the upper floor windows and neighbouring properties will contribute to the requirements of Policy D3 being met, in particular points D3b, D3c, D3d and D3f.



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SECTION 4 - DESIGN PROPOSAL

The proposal is for a new shopfront design, that differs from the planning approved shopfront. This design has curved glazing profiles that successfully keep in character with the existing upper floor windows. It will closely match the neighbouring property (15 Grape Street) which will help to maintain the design quality of the street and local area. The following points describe specific details of the design proposed:

- The windows at ground floor are not intended to be openable
- The proposed shopfront will have acoustic glass with an STC rating of 48-54db
- The windows and doors profiles will be timber with a matt black finish
- Ironmongery will be dark grey

Please refer to drawing TP 134C for the elevation showing the new design.



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SECTION 4 - DESIGN PROPOSAL

SHOPFRONT DESIGN



example of matt black modern style timber frames for glass doors. Proposal to be similar.



15 Grape Street shopfront profile. Proposal to be a similar style.



PROPOSED FRONT ELEVATION

FRONT ELEVATION
(PROPOSED)
SCALE 1:100



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