

**26 King's Mews
London
WC1N 2JB**

Demolition Statement dated 25th June 2012

1.0 Introduction

The following statement is to accompany the planning application for a proposed development at 26 Kings Mews.

The proposed redevelopment site falls within the Bloomsbury Conservation Area although the building is not listed.

This statement provides justification for demolition of the buildings at 26 Kings Mews that is of no historical interest but does fall within the conservation area. This follows the 10 point set of questions to determine their contribution to the Conservation Area as set out by English Heritage.

2.0 26 Kings Mews

The building on the site is not of any architectural or historical significance. In justification of its demolition however, the following English Heritage questions/criteria have been considered to establish whether or not there is any contribution to the Conservation area.

English Heritage Question/Criteria

1. Is the building the work of a particular architect of regional or local note?

No. 26 Kings Mews was designed in the 1960's, not by an architect of any note worthiness.

2. Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the Conservation Area?

No. The prevalent building types in the Bloomsbury CA are Georgian and Victorian housing, early social housing, 19th century warehouse buildings and Edwardian neo-classical buildings. The building does not fall into these categories

3. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?

No. There are no adjacent listed buildings that could be affected

4. Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase or growth?

No. The 1960's were not an era of significant development within the Bloomsbury Conservation Area

5. Does it have significant historic association with established features such as road layout, burgage plots, a town park or a landscape feature?

No. The buildings have no significant association with established features in the Conservation Area

6. Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings?

No. The buildings have no landmark qualities nor do they contribute to recognisable spaces

7. Does it reflect the traditional functional character of, or former uses within the area?

No. None of the buildings reflect the traditional function character of the area.

8. Has it significant historic associations with local people or past events?

No. None known

9. Does its use contribute to the character or appearance of the conservation area?

No. The current use is storage and some office. This is not considered to be contributory

10. If a structure associated within a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

No. Not applicable.

3.0 Conclusion

As can be seen from the table above, 26 Kings Mews can be seen not to be making any contribution to the conservation area.

It is of no architectural or historical interest, and it's demolition in favour of the proposed scheme will provide a significant improvement to the streetscape that upholds and will enhance the overall appearance of the Bloomsbury Conservation Area.