

**Site: 37 John Mews, London WC1N 2NS**

**The principles / factors influencing the design:**

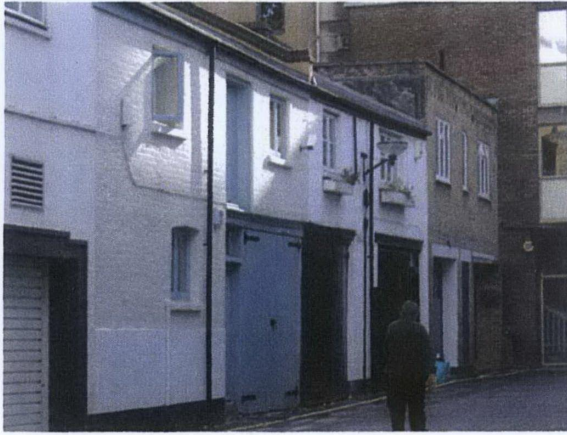
John Mews is a quiet street, terminated at the southern end by the library on Theobald's Road, and forms part of the Bloomsbury conservation area. 37 John Mews is a mid-terrace, 2-storey mews house, read as a pair with the adjoining property to the north at no.35 in terms of their modest scale, but dwarfed by many of the neighbouring buildings. Unusually for a mews house, 37 John Mews has the benefit of a large garden at the back, which is dominated by a mature London plane tree in the adjoining garden (see below). Due to the variety in terms of scale and type of the surrounding buildings, we believe that no 37 could be sensitively developed to increase the size of the property; maintaining the character of the mews, without adverse affect on the neighbourhood.

**Design proposals:**

The ground floor is currently used almost exclusively for parking; however, the redevelopment of the ground floor is restricted by a load bearing wall near the back of the building, leaving a strip of accommodation too narrow to be converted to living space. We would like to remove the load-bearing wall, and transfer the structure to the existing garden wall beyond. We are planning to reduce the parking provision to a single garage (but wide enough to keep bicycles as well), and redevelop the rest of the GF as kitchen / dining accommodation. We propose increasing the floor area of the FF in line with the GF below, and adding a smaller second storey above, which will convert what is effectively a 1-bedroom flat into a 3-beroom house (proposed GIFA = 140m<sup>2</sup>, an increase of approx 50m<sup>2</sup>). Demand for housing in Camden exceed supply, therefore, with a shortage of available land, it makes sense to increase the capacity of what we have.

We understand the value the conservation department gives to this pair of mews houses which have retained their original design as seen from the mews (no 35 has been extensively redeveloped at the rear in recent years); however, we do not believe that a sensitively designed extension will be harmful to the environment. The front elevation will be retained, maintaining the scale of the adjoining property, but we are proposing a second floor extension, set back a short distance behind the ridgeline. The front will be detailed as a light industrial clerestorey window, distinct from the existing masonry and slate, which will be only partially visible from the street below. We constructed a mock-up of the extension in order to assess the impact on the environment and we believe that the proposed extension would be subordinate to the existing building, with little impact on the existing chimneys and the magnificent London plane tree seen behind. The mock-up also demonstrated that the view approaching no 37 from the north would be unaffected as the raised abutment of the party wall conceals the extension beyond – see attached photographs. At the rear, little to no original scale or character of the houses has been retained. We propose taking the height of the existing parapet at no.39 as our datum, and raising our brickwork up to this height, with the new light weight extension seen behind. There will be a small terrace adjacent to no 35, allowing us to set the building back to reduce overshadowing.

The scale and character of the mews house at the front will be preserved, however, the back will be more open onto the garden. The mews house will be retained as a residential property with a domestic garage for private use.



37 John Mews looking towards the library

### **Trees:**

There is a large plane tree about 3,5m from the back wall of the building, just on the other side of the boundary wall to the south (marked on plan). About 18 months ago, my clients carried out an extensive survey of the roots – a trench 2m deep was dug along the boundary wall, however, there was little evidence of roots on our side. Photographs were taken and the Camden Tree officer, Kevin Fisher made a site visit, concluding that introducing new foundations along the back wall were unlikely to have a detrimental affect on the tree. As a precaution, we have consulted out structural engineer, who has said that the foundations could be adapted if necessary.



2m trench along boundary wall, tree on RH side

### **Conclusion:**

We have had discussions with the Camden planning department, the conservation department, consulted the UDP and the supplementary planning guides and believe that our proposals to redevelop the site will preserve the quality of the local conservation area, whilst increasing the capacity of much needed residential accommodation.





37 John Mews



John Mews looking towards the library



existing terrace at rear



no 35 and 37 John Mews

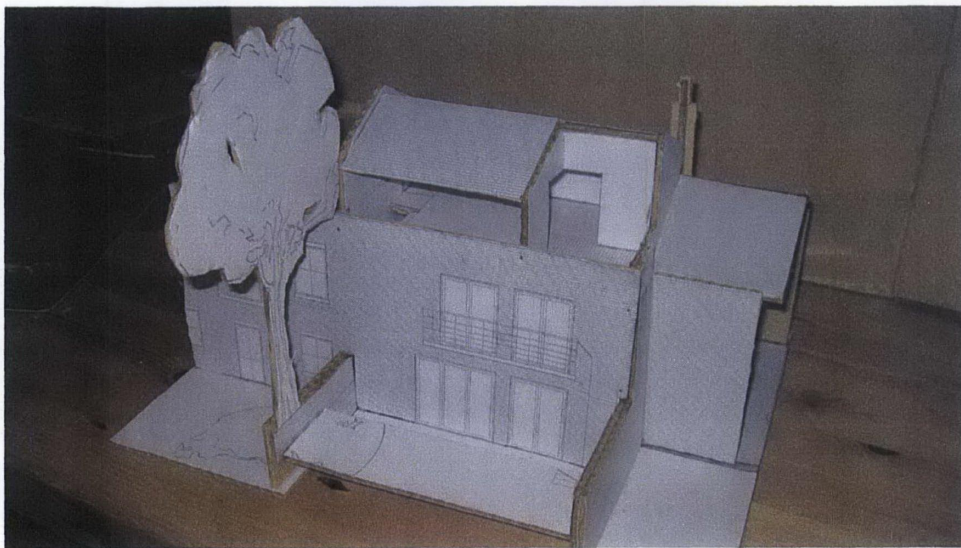


no. 37 see from rear

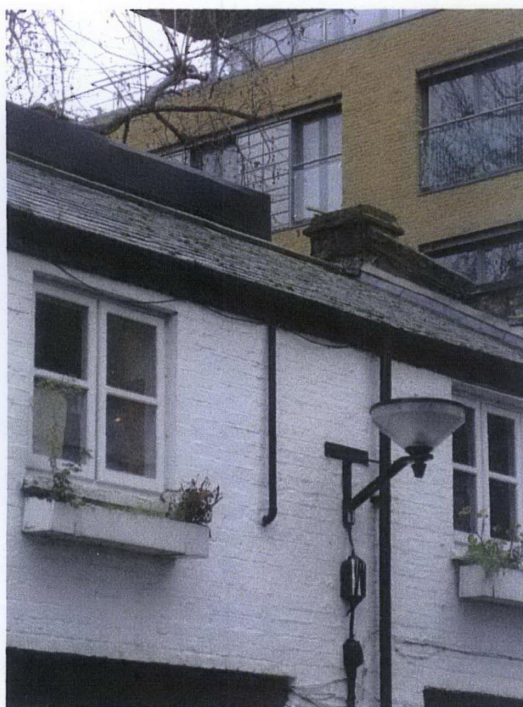


looking towards no 39

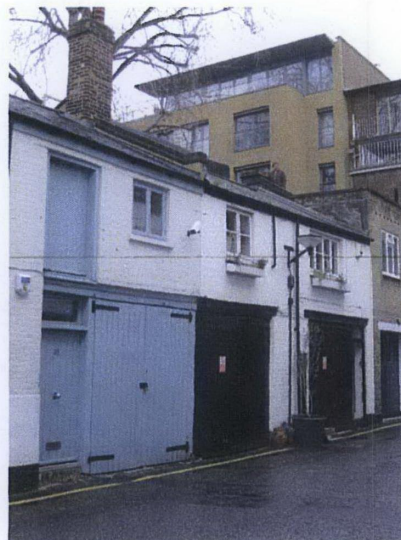
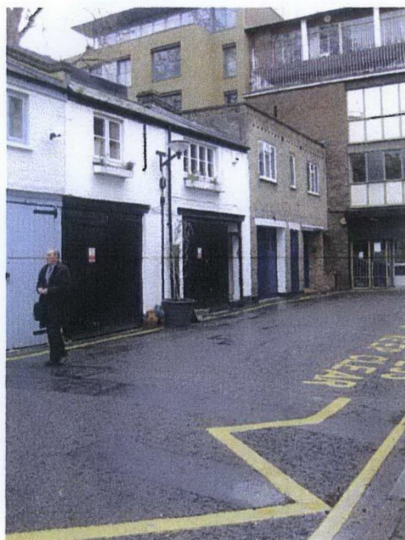




model of proposals seen from rear



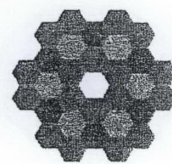
mock-up constructed to illustrate impact on environment



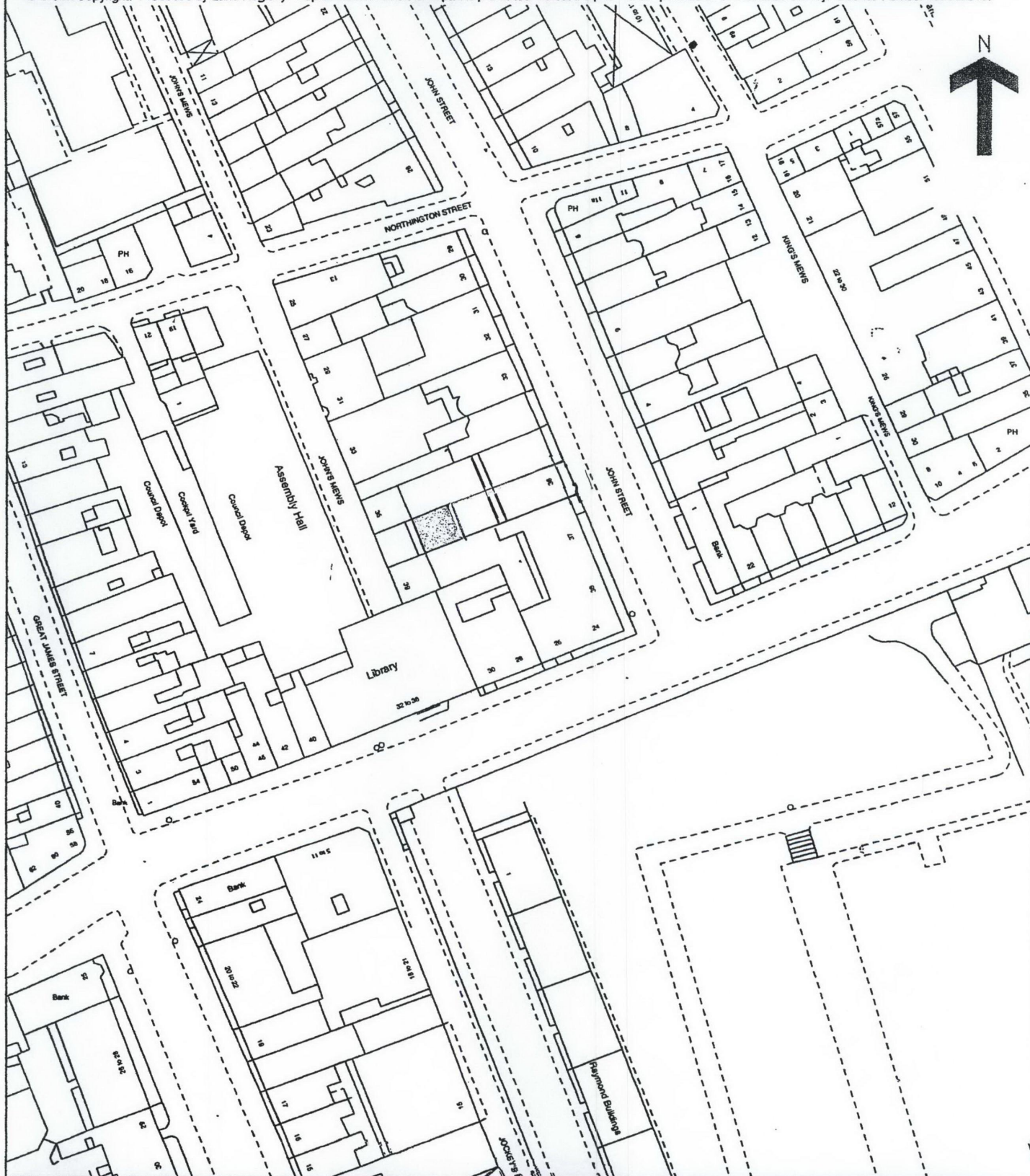


Land Registry  
Official copy of  
title plan

Title number **NGL811008**  
Ordnance Survey map reference **TQ3081NE**  
Scale **1:1250**  
Administrative area **Camden**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy issued on 12 June 2008 shows the state of this title plan on 12 June 2008 at 15:42:29. It is admissible in evidence to the same extent as the original (s.67 I and Registration Act 2002)