

1 King's Mews
London
WC1N 2JA

Design Statements in Support of
Planning Consent

May 2014



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1.0 Introduction

This application seeks consent for a roof terrace at 1 King's Mews via steps from the existing first floor terrace at the rear of the property.

The proposed extension will be a sympathetic addition to the property, that will not cause harm to the character and appearance of the building or the wider conservation area nor result in any undue loss of residential amenity to neighbouring properties.

1.1 Application Documents

This report should be read in conjunction with the following documents:

- 207_00_00 Site Plan
- 207_00_01 Existing Floor Plans
- 207_00_02 Existing Front Elevations
- 207_00_03 Existing Sections
- 207_20_01 Proposed Floor Plans
- 207_20_02 Proposed Elevations
- 207_20_03 Proposed Sections



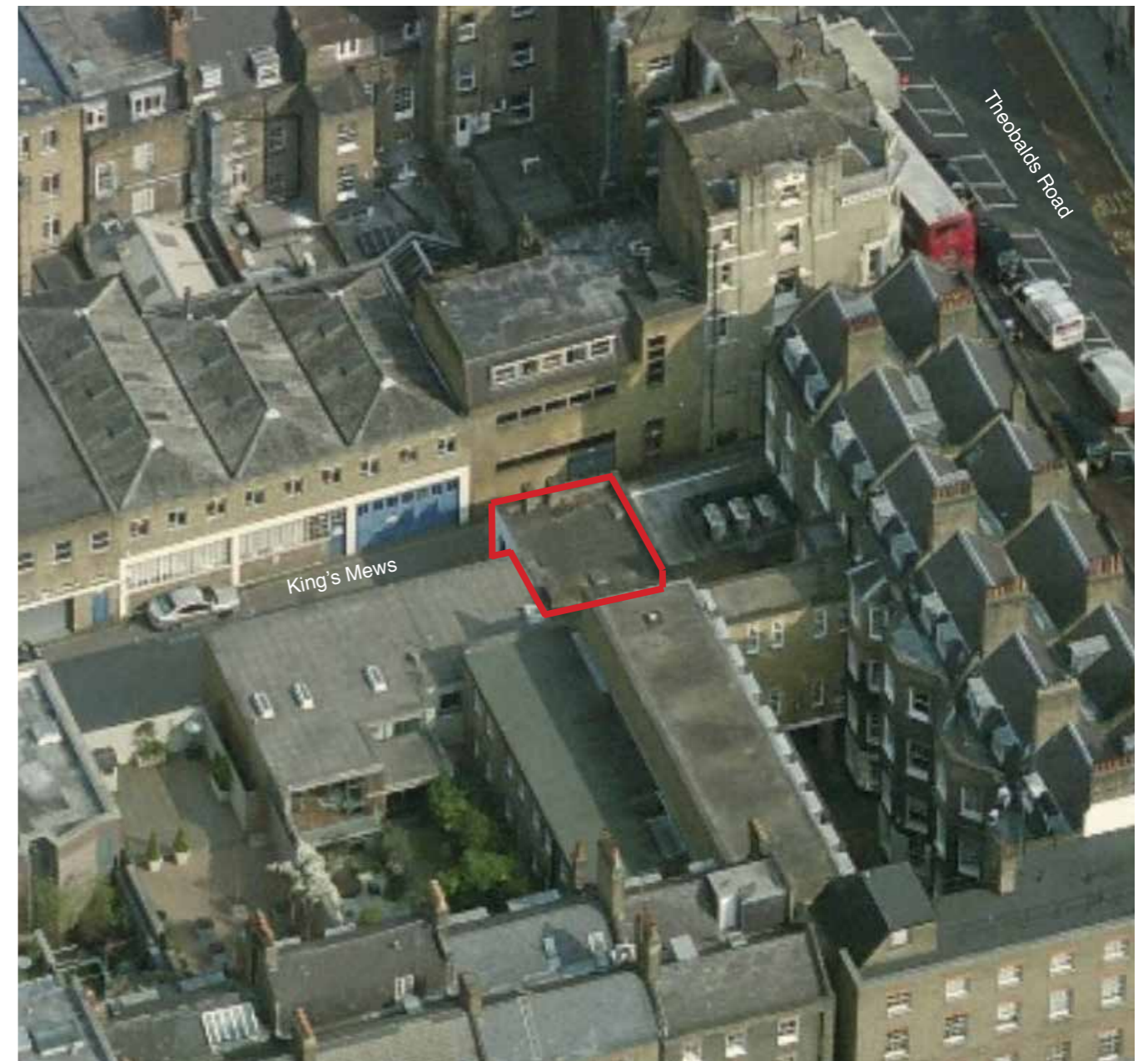
Proposed View From King's Mews

1.2 Aerial Photographs



Aerial Photograph Looking South

— 1 King's Mews



Looking West

— 1 King's Mews

2.0 Planning Context

An application for change of use from B1 office to D1 treatment room was granted in 2008.

A second application for change of use from B1 office and D1 treatment center to C3 residential, including the erection of a rear extension and associated roof terrace at first floor level, was granted in March 2011, reference number 2011/1302/P.

A third application was made for a mansard roof extension but was withdrawn by the client in December 2013. The reference number is 2013/7332/P.

Properties to the rear running along Theobalds Road are tall Victorian terraced offices. The majority of properties on the opposing side of Kings Mews have been granted permission to extend within the last 5 years including 3 properties at the far end of the road on the same side.



King's Mews, Pre War Painting Showing Original 4 Storeys

2.1 Existing Building and Site Context

The site is a 2-storey plus basement house bridging a stepped terrace, situated on King's Mews.

It lies within the Bloomsbury Conservation Area, and is listed as a building that makes a positive contribution to the conservation area.

The building dates from 1715, and originally comprised a 4-storey dwelling. The two upper floors were demolished in the 1950s, after suffering bomb damage.

King's Mews and the surrounding streets were almost entirely residential until the 1960s. The site is now designated a Commercial Land Use Area, although recent local development is returning the character of the site to a more residential sector.

Many of the addresses along John Street have been subdivided into flats, and nos. 2, 3 and 4 King's Mews are new mews houses.

KEY:

-  Archaeological Priority Area
-  Conservation Area
-  Listed Buildings



Local Authority Designations

2.2 Existing Roof Context



Looking East



Looking West



Looking South

2.2 Emerging Streetscape - Opposite Side of Road



King's Mews Eastern Elevation, Showing Approved New Developments

3.0 Development Proposals

3.1 Design Approach

The new roof terrace will be accessed via steps from the existing first floor rear terrace, concealed at the rear of the property. The lightweight glass balustrades around the roof terrace will touch lightly upon the existing building.

3.2 Use

The new roof terrace will allow the family valuable exterior amenity space.

3.3 Scale

The lightweight balustrades will maintain the perception of the scale of the existing building.

3.4 Layout

There will be no changes to the existing interior layout. The roof terrace will sit within the edges of the existing parapet wall.

3.5 Amount

The new terrace will allow an extra 52 sq m of exterior space.

3.6 Landscaping

The roof terrace will be landscaped with decking and planters.

3.7 Residential Amenity

The new terrace will be at roof level, and the adjacent properties will be unaffected by a loss of daylight or sunlight.

Overlooking will be no worse than already exists for neighbouring properties, including onto the neighbouring office courtyard.



Neighbouring Glass Roof Terraces

4.0 Conclusion

The proposals are to provide roof terrace access at 1 King's Mews via steps from the existing first floor terrace at the rear of the property.

We have shown that the proposals are in accordance with the relevant policies of the local development framework, and trust that planning permission will be granted accordingly.



Roof Terrace, Proposed View From Theobald's Road