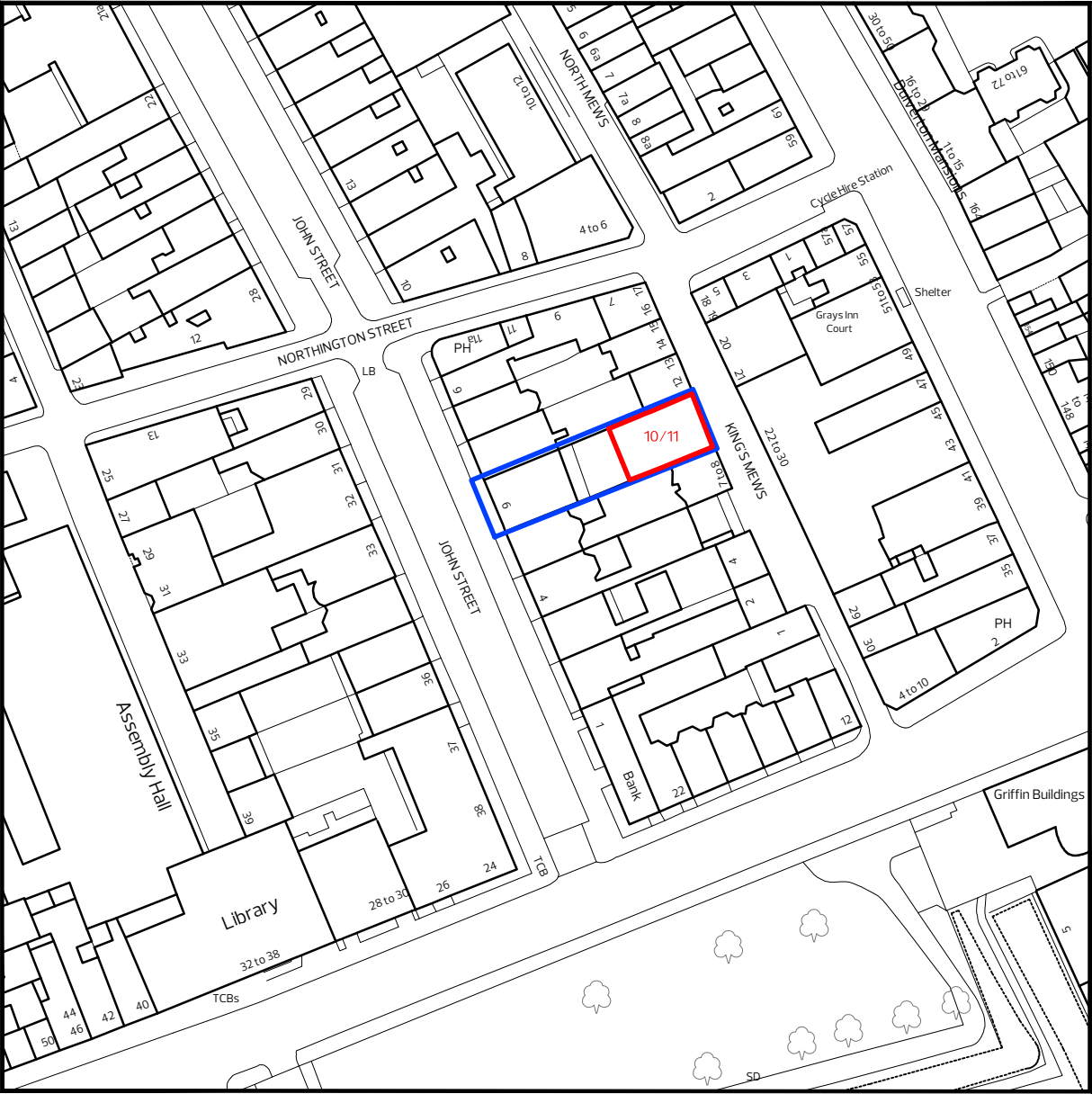

10/11 KING'S MEWS

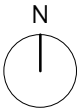
Planning Application Drawings – April 2015

LOCATION PLAN



10/11 KING'S MEWS
LONDON
WC1N 2HZ

Applicant Ownership Boundary
Application Site Boundary



Rev	Date	Description
-----	------	-------------

Revision:	P1	
-----------	----	--

Status:	PLANNING
NOT FOR CONSTRUCTION DO NOT SCALE FROM DRAWING NOTIFY ARCHITECT IMMEDIATELY ON DISCOVERY OF DISCREPANCIES	



Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

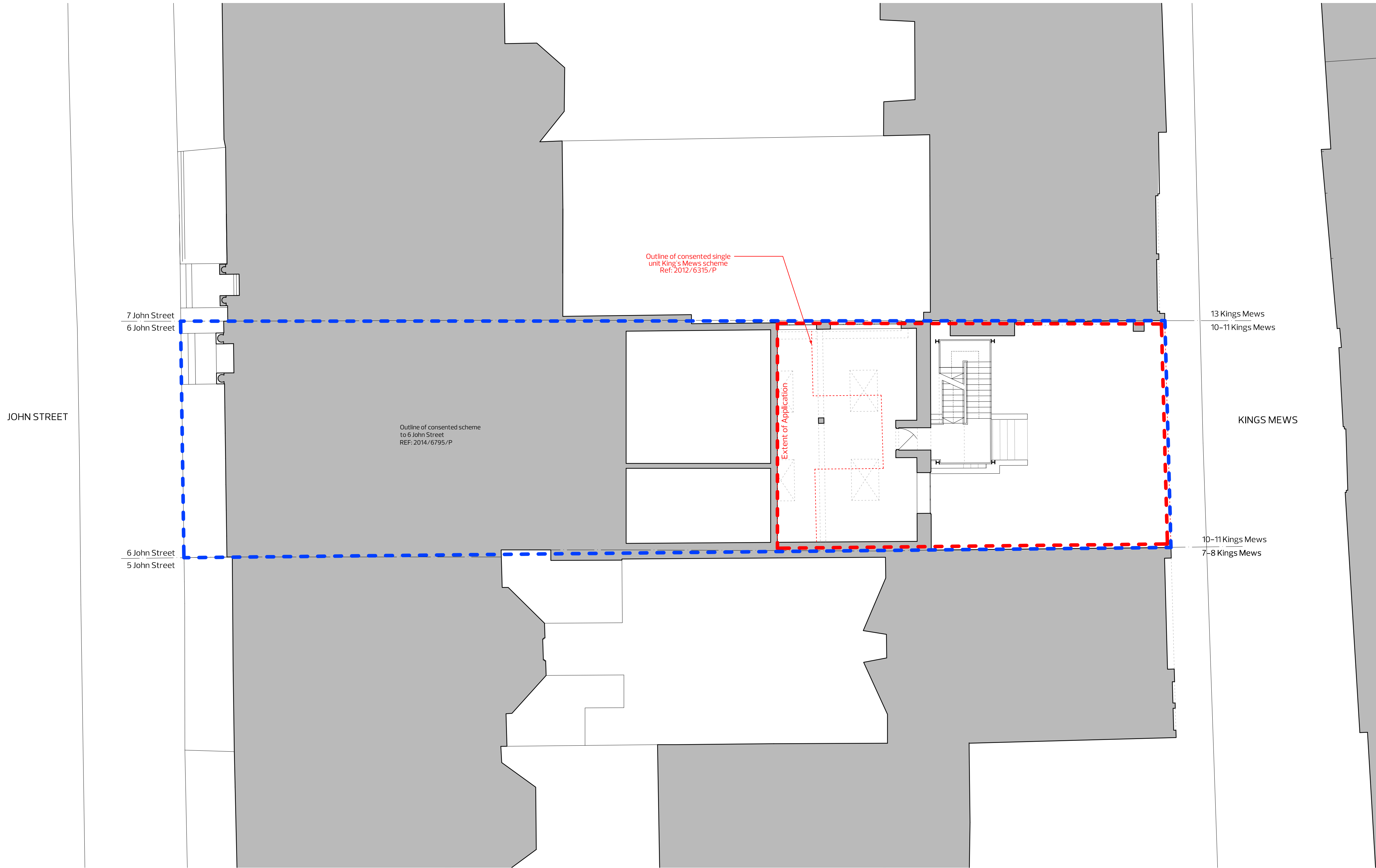
Project No:	1008
Project Name:	10/11 King's Mews

Drawing Name:	Site Location Plan
---------------	--------------------

Scale:	1:1250 @ A3
Date:	17/04/2015

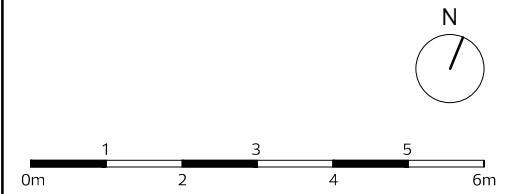
Drawing No:	1008_001
-------------	----------

EXISTING PLANS



01 EXISTING SITE PLAN

- Applicant Ownership Boundary
- Application Site Boundary



Rev	Date	Description
Revision: P1		

Status: **PLANNING**

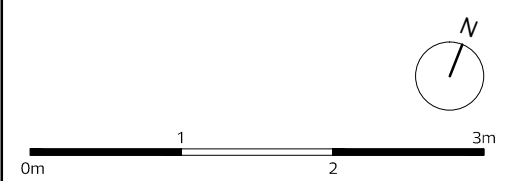
NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

Coffey Architects
11-12 Great Sutton Street
London EC4V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No: **1008**
Project Name: **10 / 11 King's Mews**

Drawing Name: **Existing Site Plan**

Scale: **1100 @ A1 / 1200 @ A3**
Date: **17/04/2015**
Drawing No: **1008_100**



Rev	Date	Description
Revision:		P1

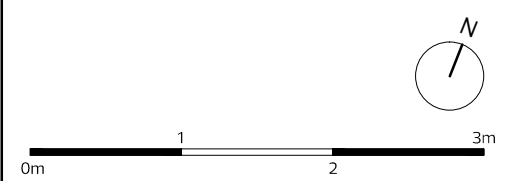


Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Drawing Name: **Existing Lower Ground Floor Plan**

Scale:	1:50 @ A1 / 1:100 @ A3
Date:	17/04/2015
Drawing No:	1008 101

01 EXISTING LOWER GROUND FLOOR



Rev	Date	Description
-----	------	-------------

Revision: **P1**

Status:	PLANNING
---------	-----------------

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

 Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No:	1008
Project Name:	10 / 11 King's Mews

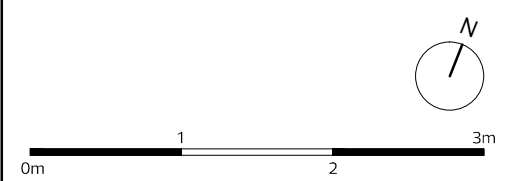
Drawing Name: **Existing Ground Floor Plan**

Scale: 1:50 @ A1 / 1:100 @ A3

Date: 17/04/2015

Drawing No: 1008 102

01 EXISTING GROUND FLOOR



Rev	Date	Description
Revision:		P1

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

Project No: **1008**
Project Name: **10 / 11 King's Mews**

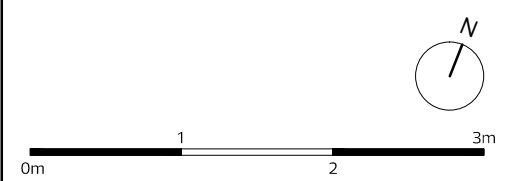
Scale:	1:50 @ A1 / 1:100 @ A3
--------	------------------------

Date:	17/04/2015
-------	------------

Drawing No: 1008_103



The image shows the logo for Coffey Architects, which is a stylized black square with a white diagonal line. Below the logo, the text reads: "Coffey Architects", "11-12 Great Sutton Street", "London, EC1V 0BX", "Tel - 020 75492141", and "www.coffeyarchitects.com". Below this is a table with a black border and white background. The table has two columns: the left column contains labels for project information, and the right column contains the corresponding values. The rows are: Project No: 1008, Project Name: 10 / 11 King's Mews, Drawing Name: Existing Second Floor Plan, Scale: 1:50 @ A1 / 1:100 @ A3, Date: 17/04/2015, and Drawing No: 1008_104.



Status:

PLANNING

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

 Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No:	1008
Project Name:	10 / 11 King's Mews

Drawing Name: **Existing Roof Plan**

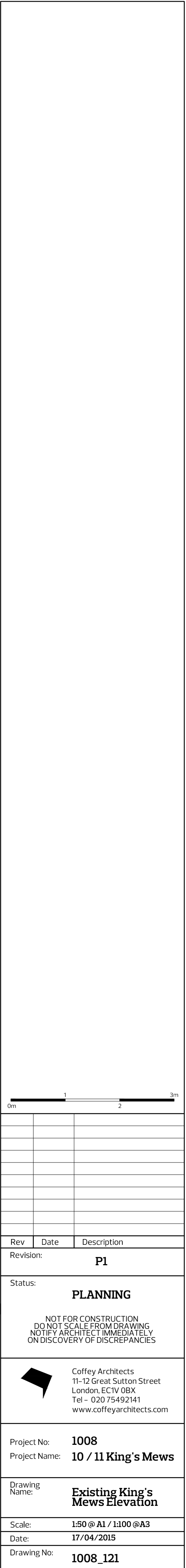
Scale: 1:50 @ A1 / 1:100 @ A3

Date:	17/04/2015
Discussing Mr:	

Drawing No: 1008_105

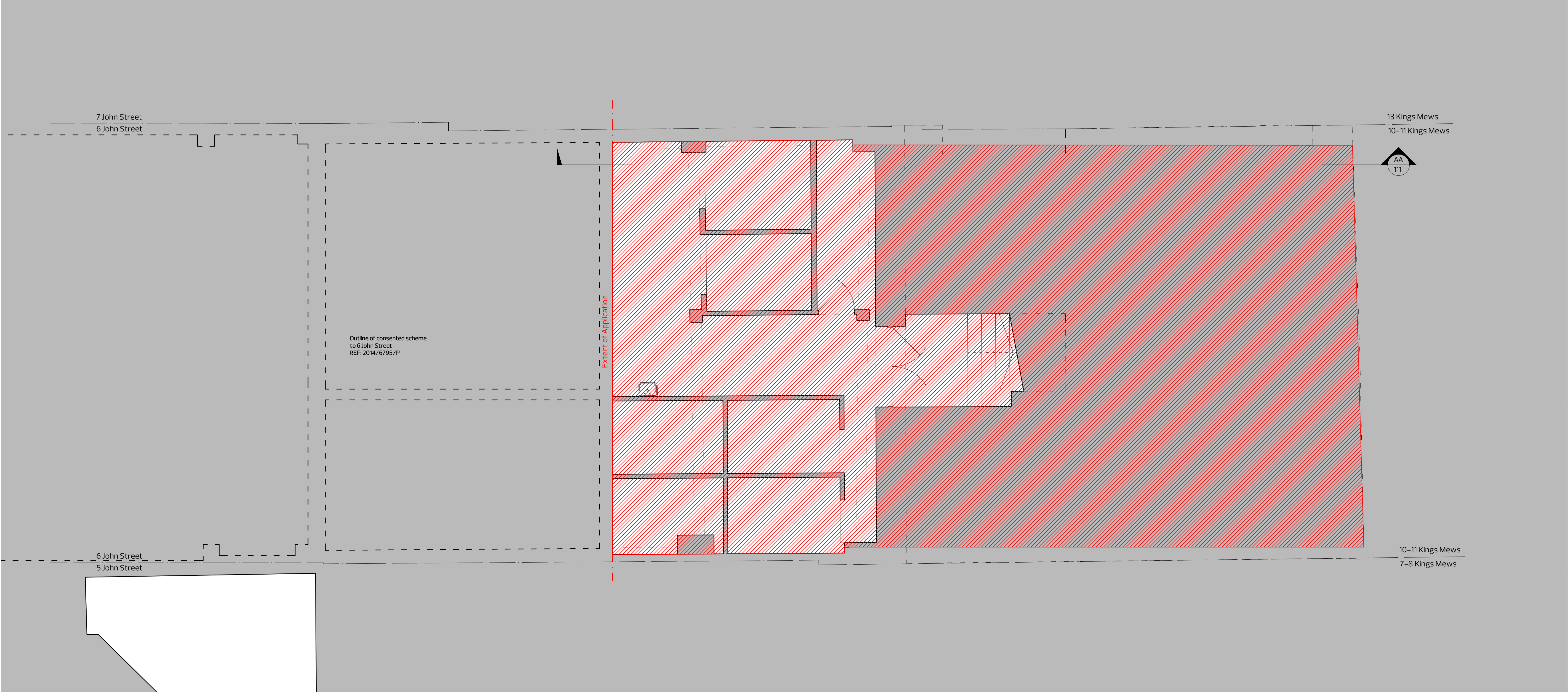


Drawing No: 1008_111



01 EXISTING KING'S MEWS ELEVATION

DEMOLITION PLANS



01 DEMOLITION LOWER GROUND FLOOR PLAN

1. Extent of proposed demolition

0m123m

1/

Rev	Date	Description
Revision: P1		

Status:

PLANNING

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

Coffey Architects
11-12 Great Sutton Street
London EC4V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No:

1008

Project Name:

10 / 11 King's Mews

Drawing Name:

Demolition Lower Ground Floor Plan

Scale:

1:50 @ A1 / 1:100 @ A3


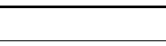

Date:

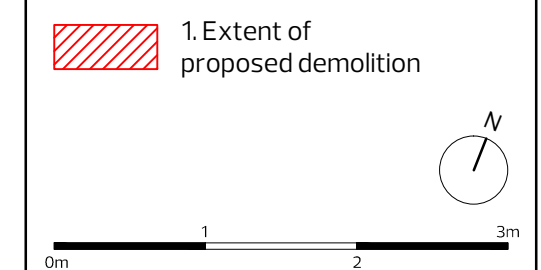
17/04/2015

Drawing No:

1008_151



		<p>1. Extent of proposed demolition</p>	
			
Rev	Date	Description	
Revision:			
P1			
Status:			
PLANNING			
NOT FOR CONSTRUCTION DO NOT SCALE FROM DRAWING NOTIFY ARCHITECT IMMEDIATELY ON DISCOVERY OF DISCREPANCIES			
		Coffey Architects 11-12 Great Sutton Street London, EC2A 4BX Tel - 020 75492141 www.coffeyarchitects.com	
Project No:		1008	
Project Name:		10 / 11 King's Mews	
Drawing Name:		Demolition Ground Floor Plan	
Scale:		1:50 @ A1 / 1:100 @ A3	
Date:		17/04/2015	
Drawing No:		1008_152	

[illegible]

Rev	Date	Description
Revision:		P1

Status:	PLANNING
---------	-----------------

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

 Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No:	1008
Project Name:	10 / 11 King's Mews

Drawing Name:	Demolition First Floor Plan
---------------	------------------------------------

Scale: 1:50 @ A1 / 1:100 @ A3

Date:	17/04/2015
-------	------------

Drawing No: 1008 153



The diagram shows a horizontal beam of total length 3m. A uniformly distributed load of 10 kN/m is applied downwards over the middle section of the beam, which is 1m long and centered. The beam is supported by a pin support at the left end (0m) and a roller support at the right end (3m). A reaction force N is shown acting upwards at the roller support.

Rev	Date	Description
Revision:		P1



Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No: 1008
Project Name: 10 / 11 King's Mews

Drawing Name: **Demolition Second Floor Plan**

Scale: 1:50 @ A1 / 1:100 @ A3

Date: 17/04/2015

Drawing No: 1008 154



Rev	Date	Description
Revision:		P1



Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

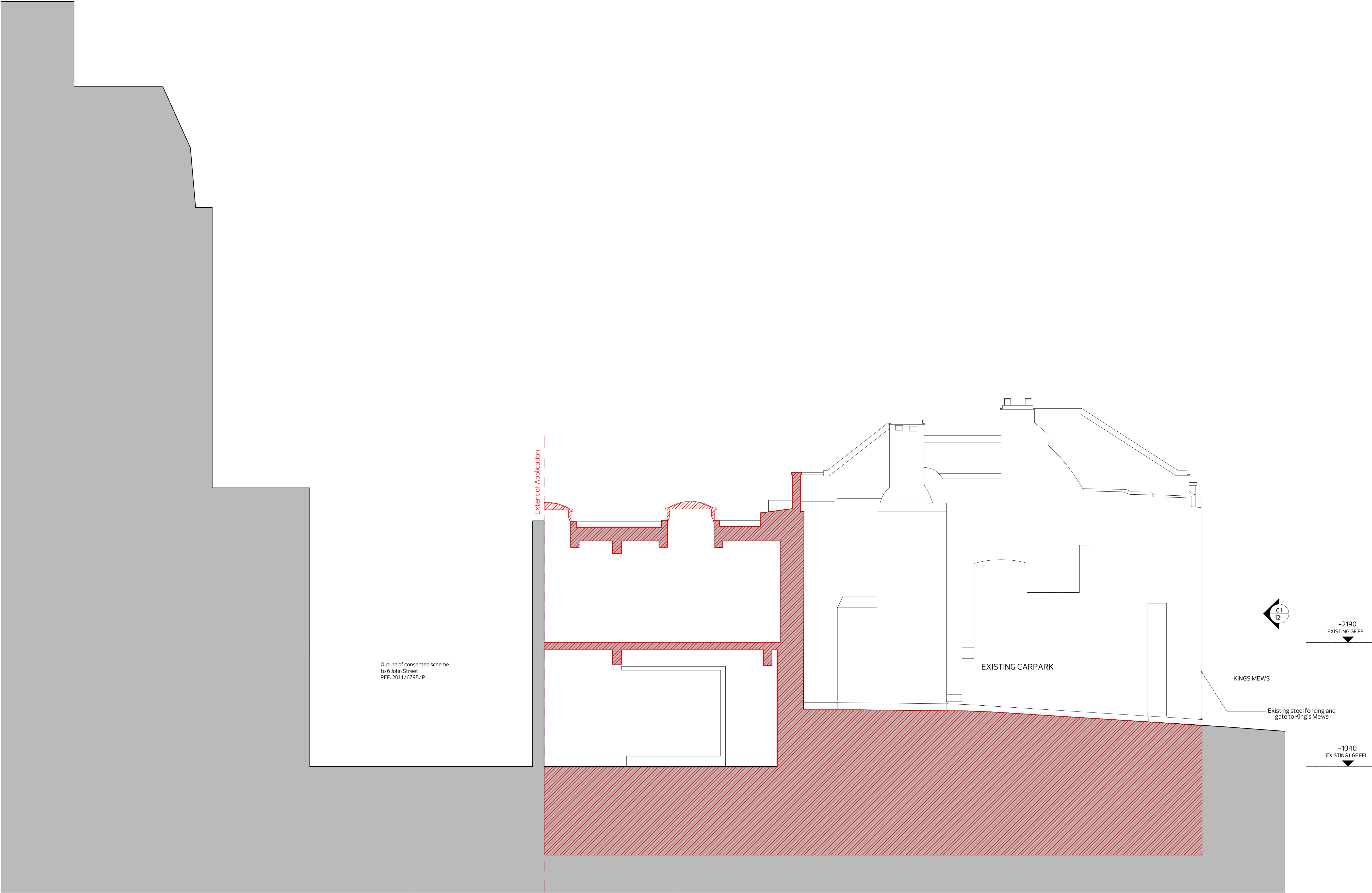
Project No: **1008**
Project Name: **10 / 11 King's Mews**

Drawing Name: **Demolition Roof Plan**

Scale: 1:50 @ A1 / 1:100 @ A3

Date: 17/04/2015

Drawing No: 1008_155



01 DEMOLITION SECTION AA

1. Extent of proposed demolition

0m13m

Rev	Date	Description
Revision: P1		
Status: PLANNING		
NOT FOR CONSTRUCTION DO NOT SCALE FROM DRAWING NOTIFY ARCHITECT IMMEDIATELY ON DISCOVERY OF DISCREPANCIES		
<div><div></div><div>Coffey Architects 11-12 Great Sutton Street London EC1V 0BX Tel - 020 75492141 www.coffeyarchitects.com</div></div>		
Project No: 1008		Project Name: 10 / 11 King's Mews
Drawing Name: Demolition Section AA		
Scale: 1:50 @ A1 / 1:100 @ A3		
Date: 17/04/2015		
Drawing No: 1008_161		

Drawing No: 1008 171

01 DEMOLITION KING'S MEWS ELEVATION

PROPOSED PLANS

10/11 KING'S MEWS, WC1
P2 PLANNING APPLICATION – 18/08/2015

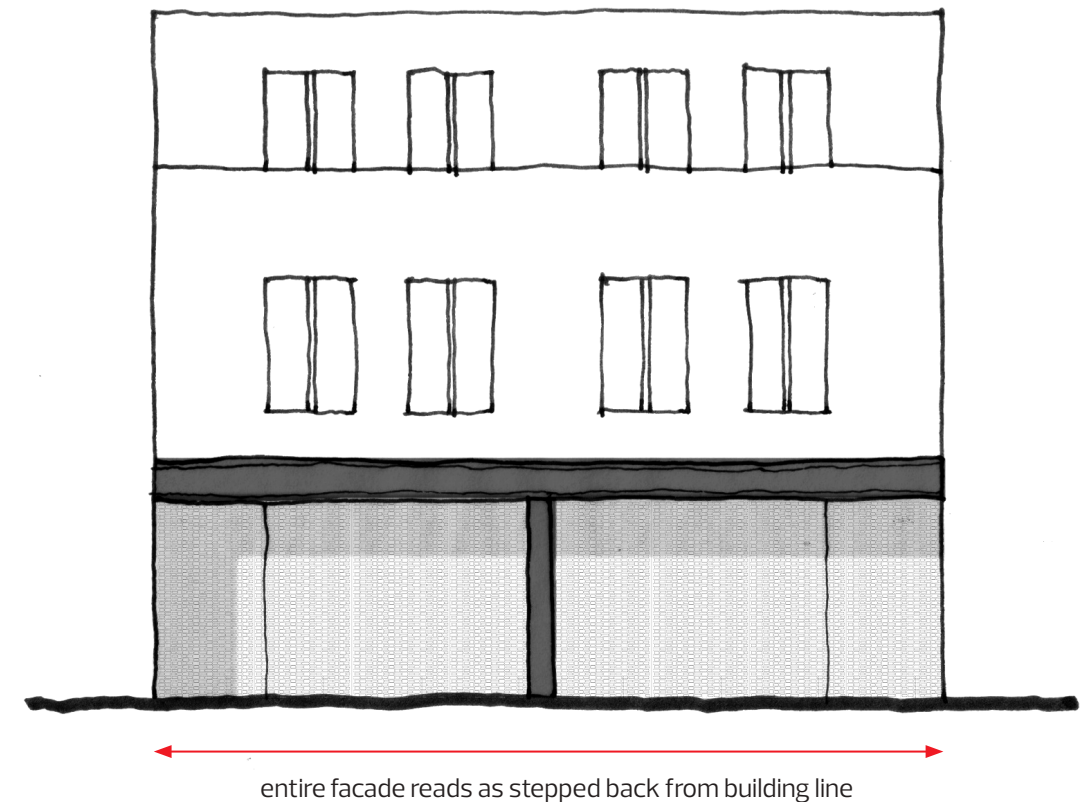
ELEVATION COMPOSITION

Revised approach July 2014 with feedback

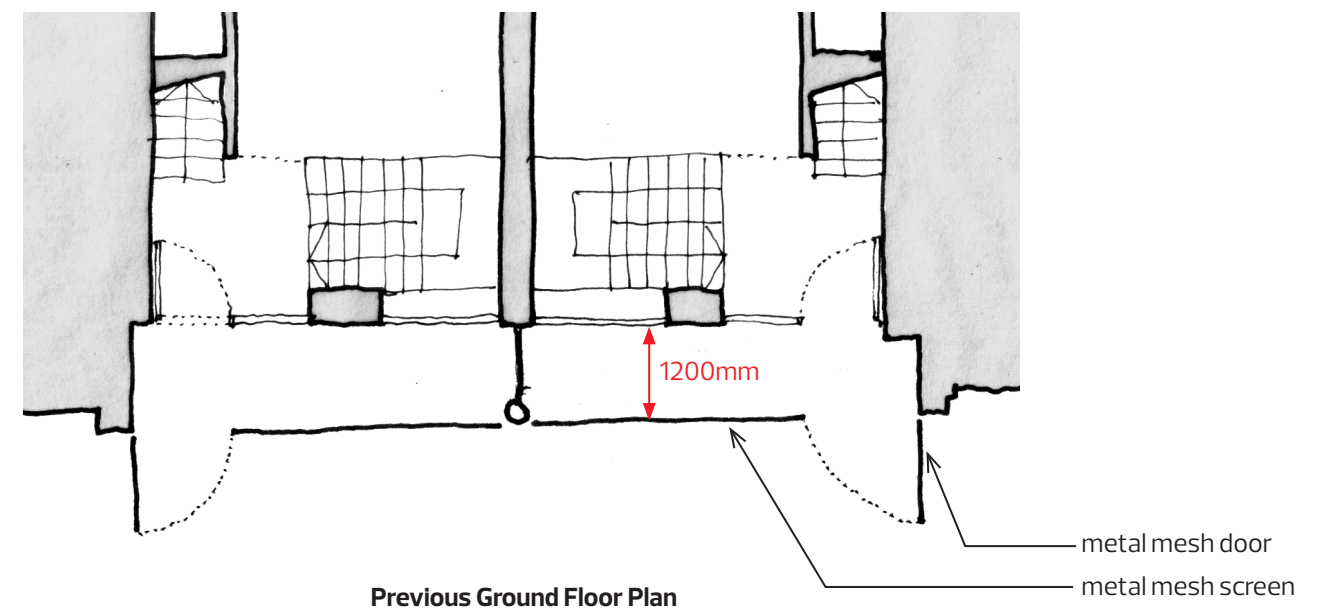
REVISED APPLICATION PROPOSAL ISSUED JULY 2014

① PLANNING COMMENTS FROM JAMES CLARK TO SOPHIE REAY (INDIGO PLANNING) BY EMAIL DATED (06/08/15)

"Following my last discussion with the conservation officer she was adamant that the recess at ground-floor should be removed."



Previous Elevation



Previous Ground Floor Plan

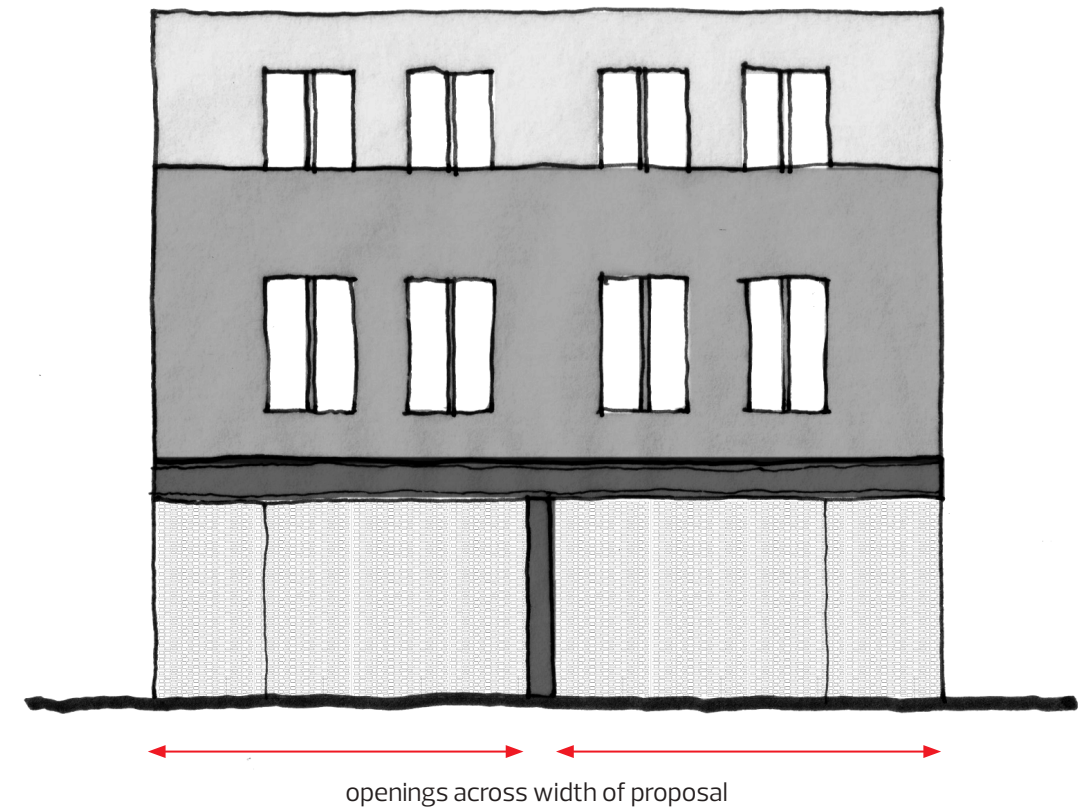
ELEVATION COMPOSITION

Revised approach July 2014 with feedback

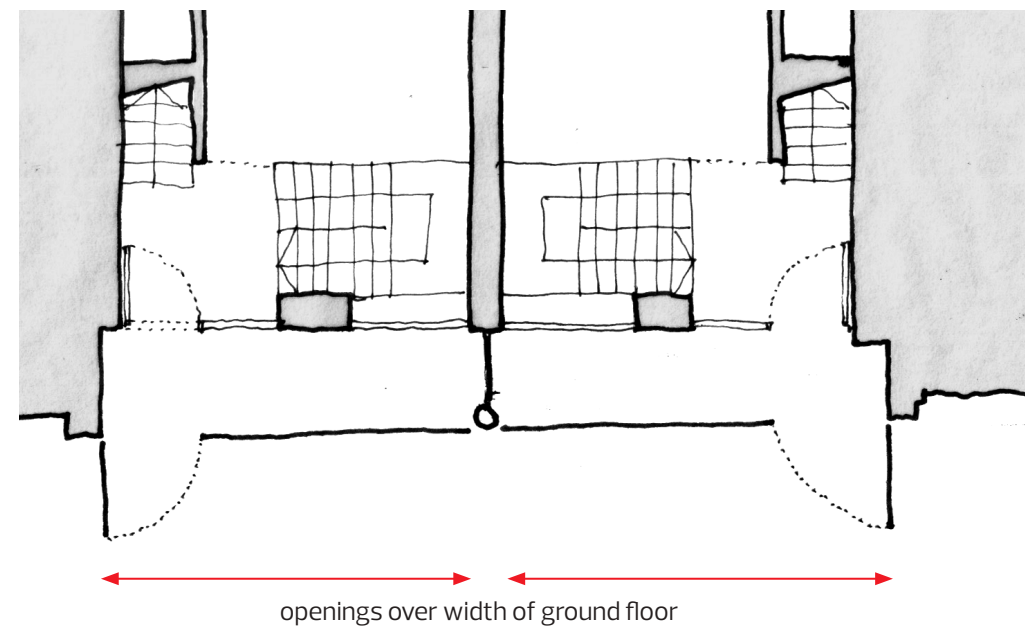
REVISED APPLICATION PROPOSAL ISSUED JULY 2014

② PLANNING COMMENTS FROM JAMES CLARK
TO SOPHIE REAY (INDIGO PLANNING) DATED
(07/08/15)

*"The appearance of "hinges" (that) would give the
impression of the large carriage doors that would
have been evident on traditional mews as seen on
buildings opposite."*



Previous Elevation



Previous Ground Floor Plan

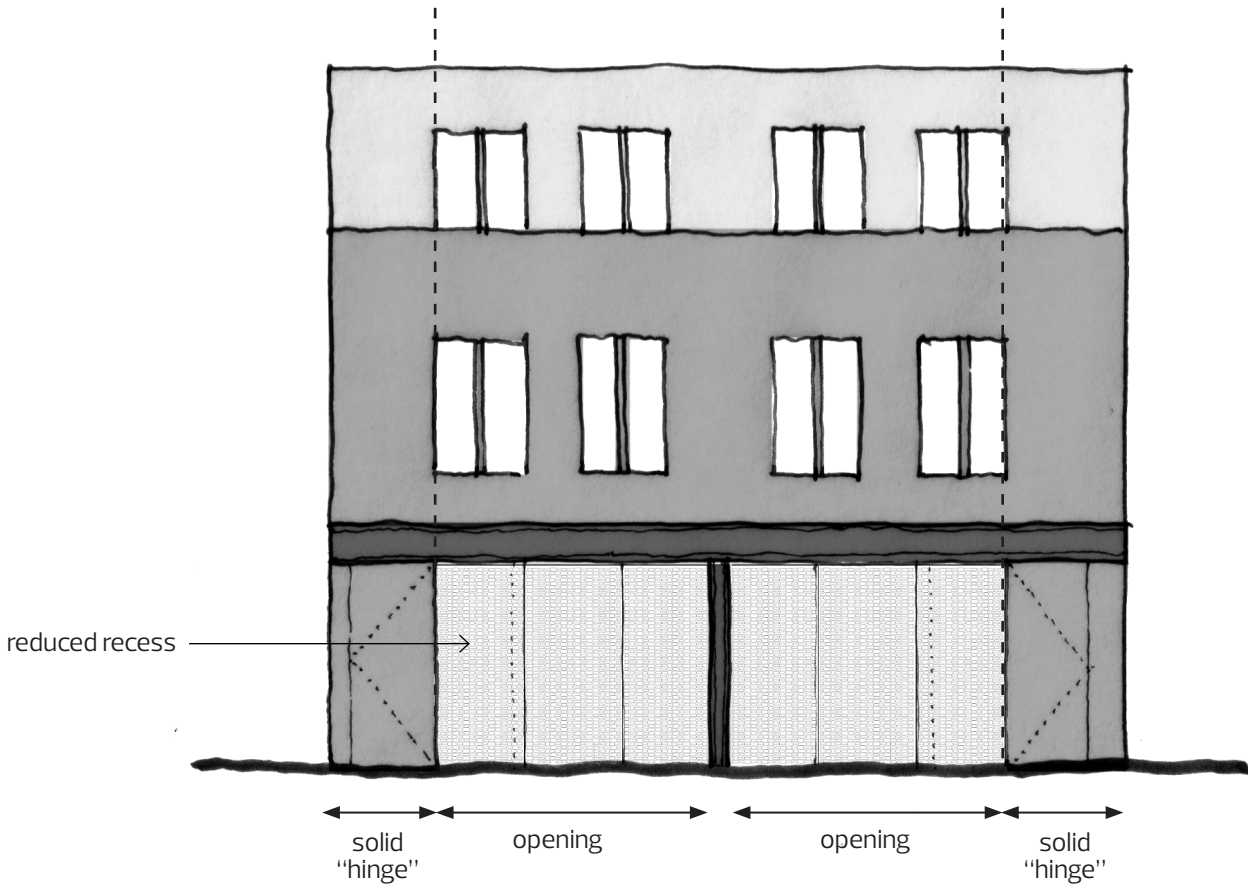
UPDATED PROPOSAL AUGUST 2015

PLANNING RESPONSES

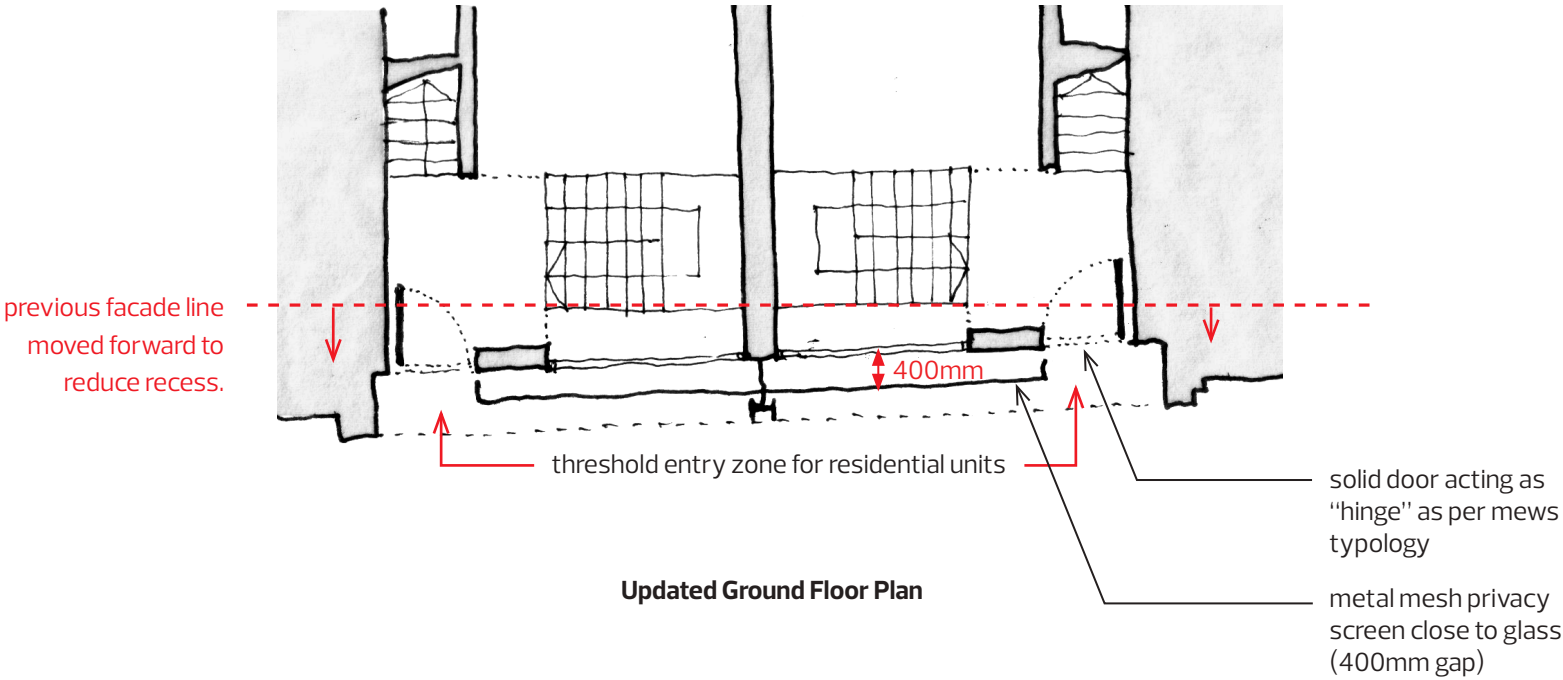
- 1

The new proposal moves the ground floor facade line forward , reducing the depth wich maintain the crucial threshold zone between the residential living accomodation and the street.
- 2

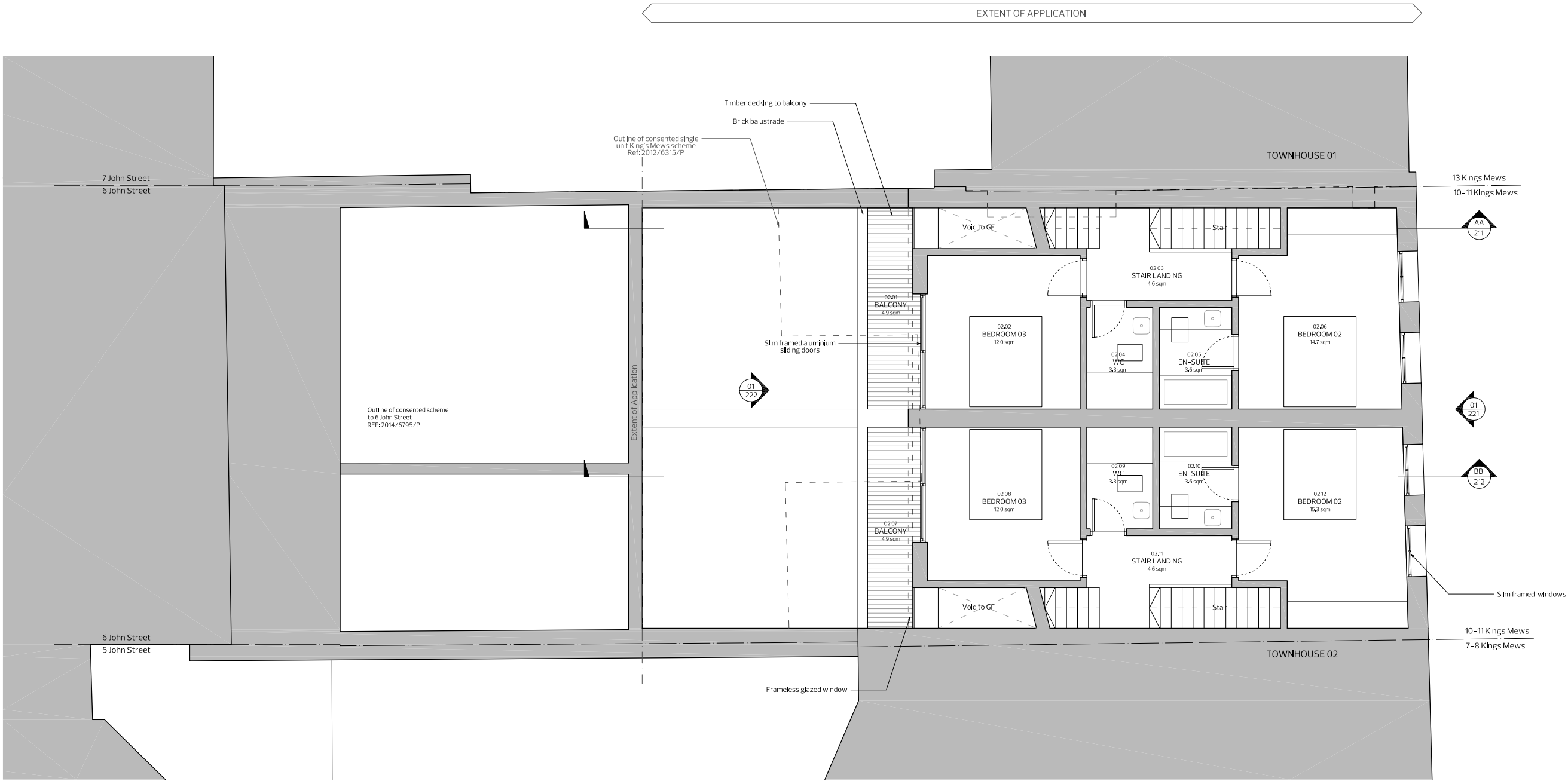
To respond to the mews hierarchy of carriage door openings within the facade, the updated proposal now includes solid "hinges" to either side of the ground floor.
These will be in the form of solid metal doors reflecting the use of metal through the ground level.



Updated Elevation



Updated Ground Floor Plan





01 PROPOSED SECTION AA

MATERIAL KEY

- 01 Brickwork
- 02 Slim framed windows
- 03 Solid door with metal finish
- 04 Metal privacy screen
- 05 Frameless glazed window
- 06 Back-painted glass panel
- 07 Steel column



Rev	Date	Description
P2	18/08/2015	Planning update
P1	17/04/2015	Planning issue

Rev	Date	Description
P2	18/08/2015	Planning update
P1	17/04/2015	Planning issue

Revision: P2

Status: PLANNING
NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

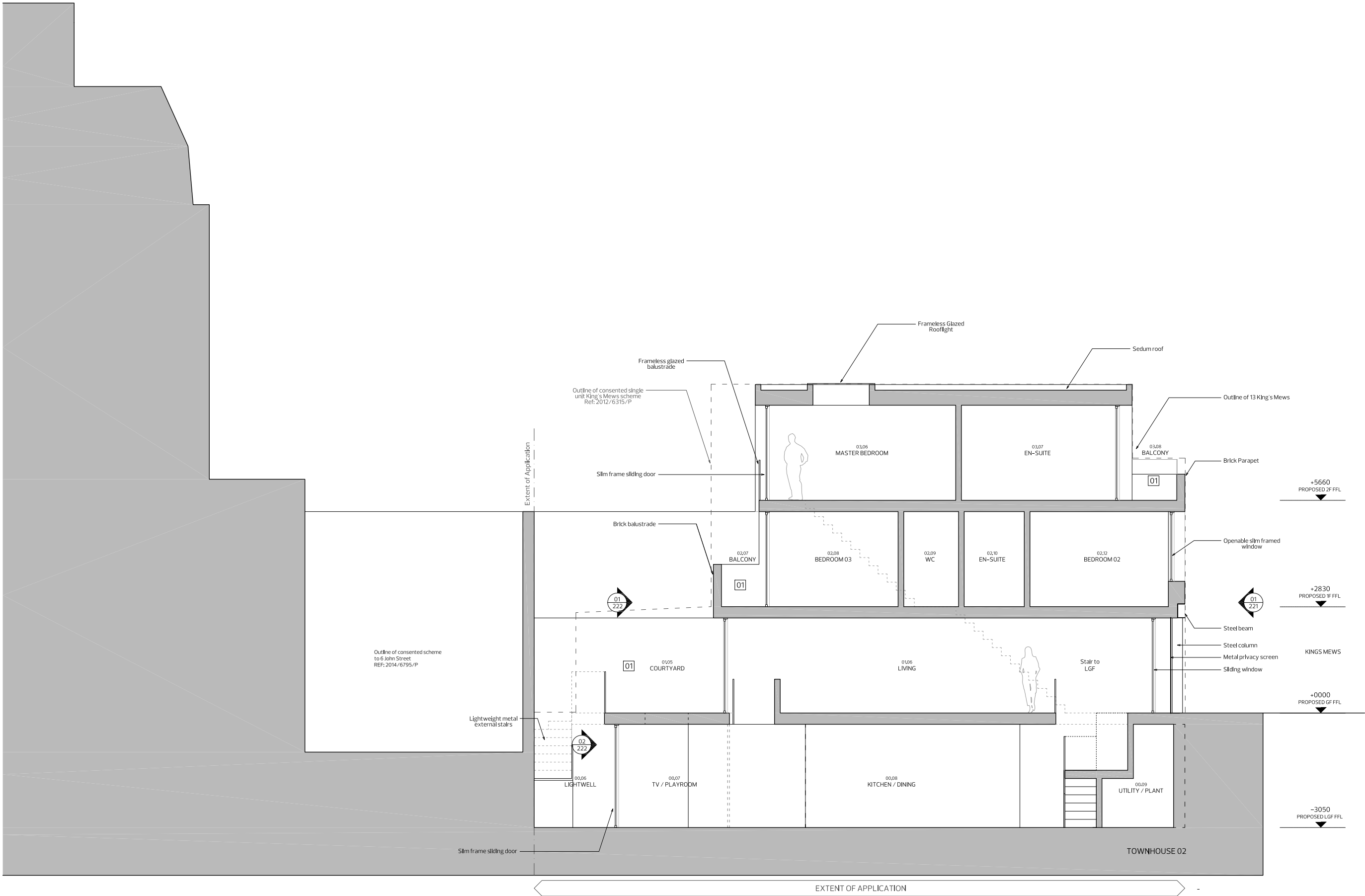
Project No: 1008
Project Name: 10 / 11 King's Mews

Drawing Name: Proposed Section AA

Scale: 1:50 @ A1 / 1:100 @ A3

Date: 17/04/2015

Drawing No: 1008_211



01 PROPOSED SECTION BB

MATERIAL KEY

- 01 Brickwork
- 02 Slim framed windows
- 03 Solid door with metal finish
- 04 Metal privacy screen
- 05 Frameless glazed window
- 06 Back-painted glass panel
- 07 Steel column



Rev	Date	Description
P2	18/08/2015	Planning update
P1	17/04/2015	Planning issue

Rev	Date	Description
P2	18/08/2015	Planning update
P1	17/04/2015	Planning issue

Revision: P2

Status: PLANNING

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

Coffey Architects
11-12 Great Sutton Street
London, EC1V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No: 1008
Project Name: 10 / 11 King's Mews

Drawing Name: Proposed Section BB

Scale: 1:50 @ A1 / 1:100 @ A3

Date: 17/04/2015

Drawing No: 1008_212



01 PROPOSED KING'S MEWS ELEVATION

MATERIAL KEY

- 01 Brickwork
- 02 Slim framed windows
- 03 Solid door with metal finish
- 04 Metal privacy screen
- 05 Frameless glazed window
- 06 Back-painted glass panel
- 07 Steel column

0m 1 2 3m

Rev	Date	Description
P2	18/08/2015	Planning update
P1	17/04/2015	Planning issue

Rev	Date	Description
P2		

Revision: **P2**

Status: **PLANNING**

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING
NOTIFY ARCHITECT IMMEDIATELY
ON DISCOVERY OF DISCREPANCIES

Coffey Architects
11-12 Great Sutton Street
London, EC4V 0BX
Tel - 020 75492141
www.coffeyarchitects.com

Project No: **1008**
Project Name: **10 / 11 King's Mews**

Drawing Name: **Proposed King's Mews Elevation**

Scale: **1:50 @ A1 / 1:100 @ A3**

Date: **17/04/2015**

Drawing No: **1008_221**



MATERIAL KEY

01

Brickwork

02

Slim framed windows

03

Solid door with metal finish

04

Metal privacy screen

05

Matt glazed window

06

Back-painted glass panel

07

Steel column

0m

1

2

3m



From an oblique angle or at a distance the metal screen provides a "solid" frontage to the street, reminiscent of carriage doors. Closer to the building the perforation acts as a privacy screen allowing daylight into the ground and lower ground floor level – adding natural surveillance, without losing the character of the mews.

REVISED SCHEME – 18/08/2015

View south along King's Mews



From an oblique angle or at a distance the metal screen provides a "solid" frontage to the street, reminiscent of carriage doors. Closer to the building the perforation acts as a privacy screen allowing daylight into the ground and lower ground floor level – adding natural surveillance, without losing the character of the mews.

REVISED SCHEME- 18/08/2015

View north along King's Mews

Coffey Architects

11-12 Great Sutton Street

London EC1V 0BX

T 020 7549 2141

enquiries@coffeyarchitects.com

www.coffeyarchitects.com

