

24.08.2017

Development Control and Planning Services
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Sir/Madam,

29-30 Kings Mews, London WC1 2JB Proposed Residential Development

We write to you on behalf of our client who obtained permission on the 18th July 2013 (2012/3877/P) for the partial demolition of an existing garage at the above site and its replacement with a new three storey building divided into 3 flats.

Subsequent to this permission a variation to the height of the building was applied for and Granted Subject to a Section 106 Legal Agreement on 29-04-2016 by Rob Tulloch. This approval allowed for an increase in the overall height of the building from 11.80 to 12.30, an increase of 500mm.

Subsequent to this approval our client has proposed to install an accessible lift into the property to enhance the accessibility to the upper level maisonette. This provision represents a clear benefit to the overall accessibility of the scheme. There have been some minor modifications to the layout of the studio flats at ground floor as a result of providing a lift. Please refer to the relevant drawings submitted with this application for details on these amendments. In summary the amendments are minor and do not decrease the provisions for the studio flats at ground floor. The studio on the No 29 side of the property still achieves 42sqm of GIA. The Studio on the No.30 side is larger, coming in at 58sqm. Both studio flats achieve meet the requirements of the National space standards for a single person studio (39sqm.) Internal modifications to the upper maisonette are minor.

Further to the internal space planning impact of the lift we are also proposing an increase in height from the 2105 approval to a total of 12.63m to the parapet walls and 13.45m to the lift shaft overrun. The lift shaft overrun is set away from the edge of the building and will not be visible from street level as the projecting face of the building façade will obscure it from view. The revised parapet height of 12.63m is an increase of 330mm from the previously approved height.

This increase is required in order to achieve acceptable internal ceiling heights to the proposed upper two levels. We would like to achieve between 2.3m and 2.4m at both levels. With the revised height we can achieve 2.37m to both floors while providing a good level of insulation to the roof and adequate parapet upstands to ensure a pleasing roof edge detail. The previous height proposal approved in 2015 failed to allow for adequate insulation and parapet upstands and would result in unsatisfactory edge detailing to the roof.

As with previous applications it is pertinent to highlight that the client has retained the existing concrete structure which enables us to retain and utilize the embedded energy within the existing structure. This represents a significant benefit in terms of sustainability with less demolition and reduced requirement for new structure and materials. This positive has had to be mediated against being able to design to set height datums at ground and first floor level. Our proposals for the increased height represent a reasonable balance between taking advantage of the reuse of existing structure and proposing acceptable accommodation above.

The impact on the streetscape is mediated by the building immediately adjacent on Theobalds Road. The result is an elevation that transitions comfortably from this much higher structure down to the regular parapet level on Kings Mews, which has been surveyed at 11.745m. Refer to proposed front elevation drawings for the proposed streetscape.

We are seeking permission for a variation to the existing permission to allow the changes consequent upon re-using the existing concrete structure. As outlined above we feel that the benefits to be gained by doing so far outweigh the small amount additional height entailed.

The consented drawings are being replaced as follows:

KM29/30-P001	with	0141 PL01 Location Plan
KM29/30-P002	with	0141 PL02 Site Plan
KM29/30-P101	with	0141 PL03 G and 1 Plans
KM29/30-P102	with	0141 PL04 2 and 3 Plans
KM29/30-P103	with	0141 PL05 Roof Plan
KM29/30-P201	with	0141 PL07 Front Ele
KM29/30-P301	with	0141 PL06 Section

The above proposals were discussed in outline with Rob Tulloch at a pre application meeting on the 06.03.2017. The reference number for this is 2017/1568/NEW.

Yours sincerely

Lee Dyball

Wren Architecture and Design