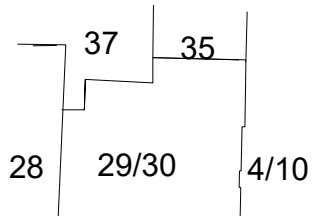
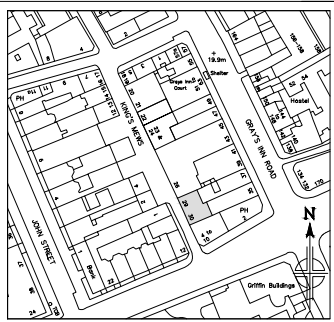


39 GRAY'S INN RD 37 GRAY'S INN RD 35 GRAY'S INN RD 1-3 THEOBALDS RD



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Design Consultancy and Construction Management

29-30 Kings Mews London WC1N 2JB  
admin@wc1projects.co.uk

D PLANNING SUBSTITUTION: ROOF LVL. 14.02.23 IABC NR

C EXTENT OF TERRACE AND SCREENING ADJUSTED

B PLANNING SUBSTITUTION: ROOF LVL. 12.12.22 IABC NR

PLANTER ADDED ALONGSIDE 28 KM

A PLANNING SUBMISSION 20.09.22 JM NR

Rev Description Date Dm Chk

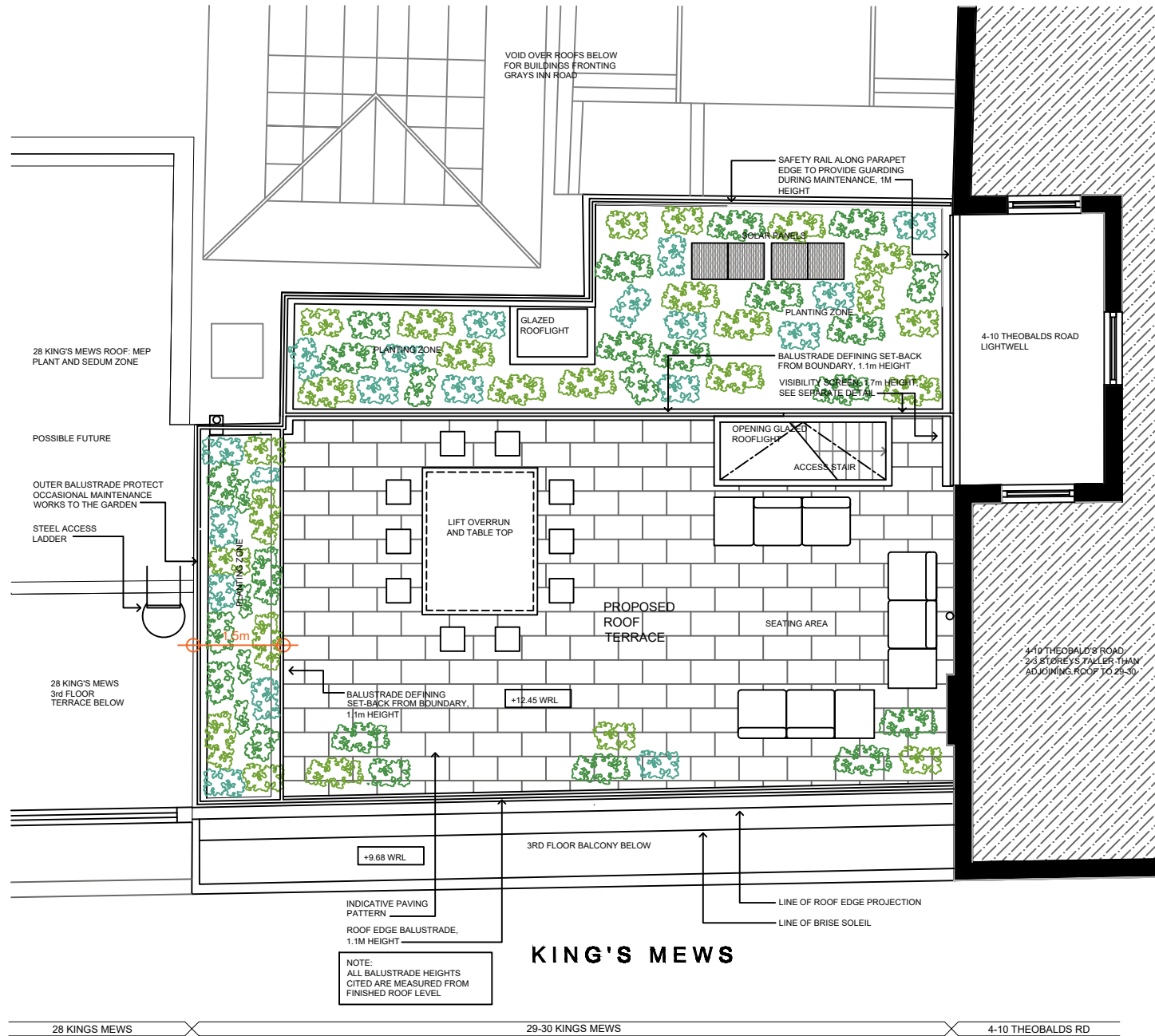
Amendments  
CREATION OF TERRACE AT 3RD FLOOR ROOF LEVEL

Status  
FOR PLANNING

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of New Façade and 3rd storey  
Drawing Title

PROPOSED THIRD FLOOR AND ROOF PLAN

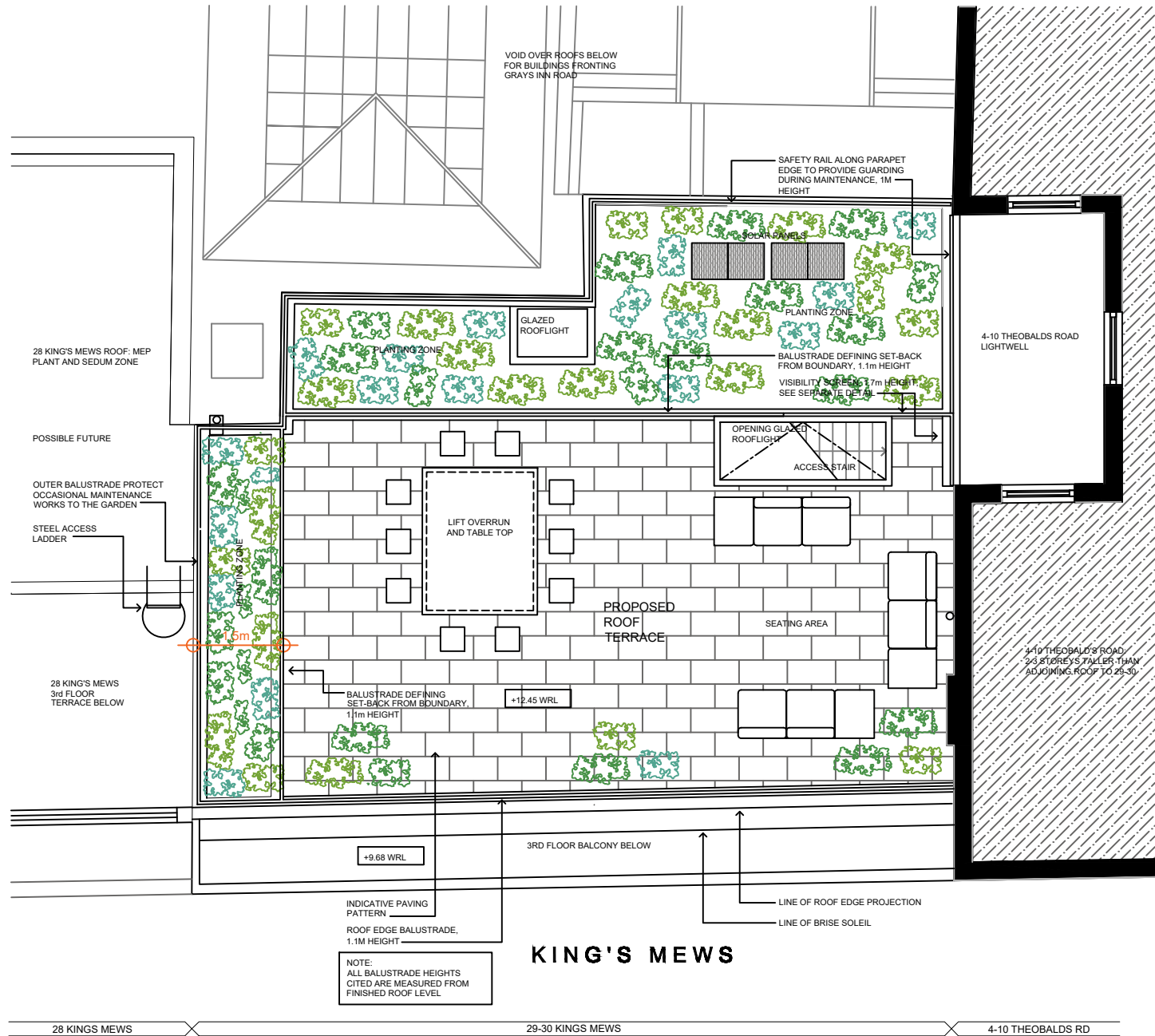
Project No. Drawing No. Revision  
0141 4003 29-30KM D  
Scale@ A3 Drawn By  
1:100 JM



PROPOSED ROOF PLAN

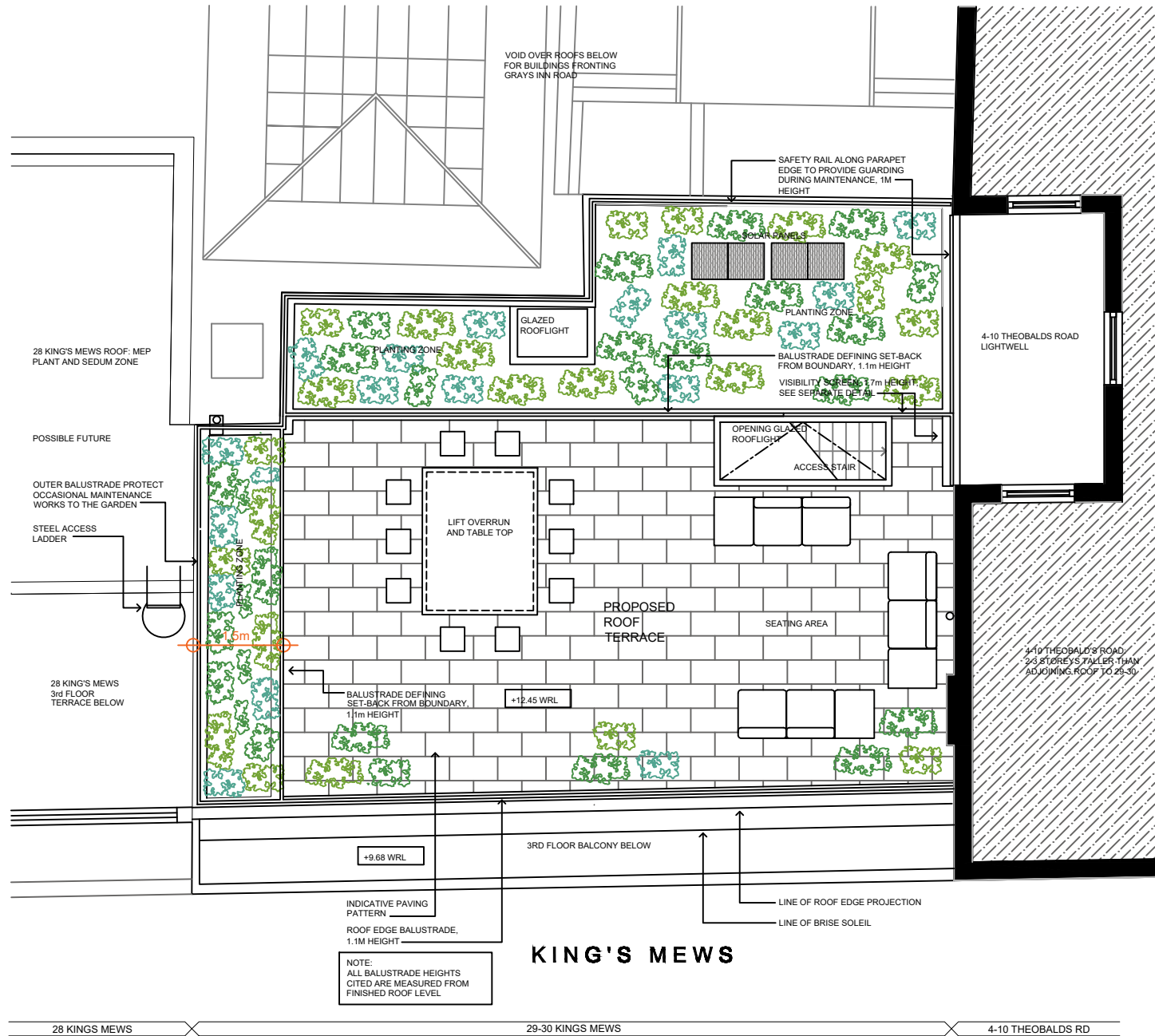
28 KINGS MEWS 29-30 KINGS MEWS 4-10 THEOBALDS RD

39 GRAY'S INN RD 37 GRAY'S INN RD 35 GRAY'S INN RD 1-3 THEOBALDS RD



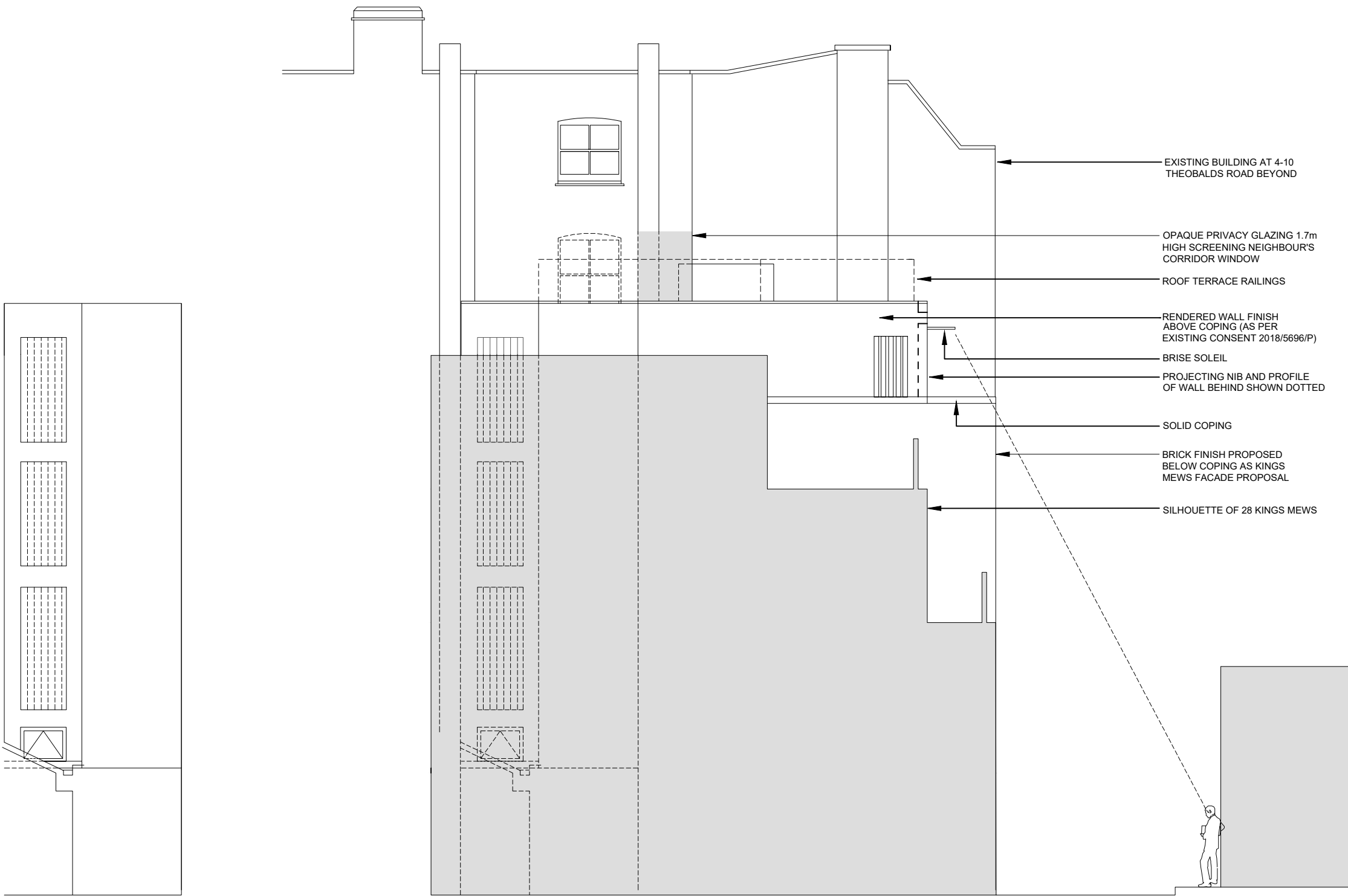
PROPOSED THIRD FLOOR PLAN

39 GRAY'S INN RD 37 GRAY'S INN RD 35 GRAY'S INN RD 1-3 THEOBALDS RD



PROPOSED THIRD FLOOR PLAN

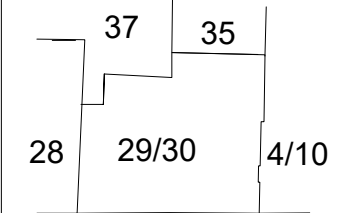
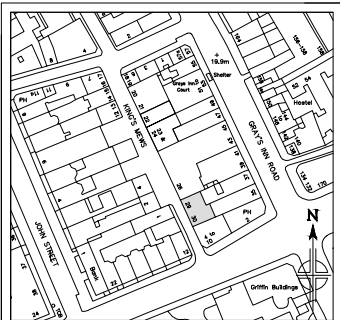
PROPOSED NORTH ELEVATION



29-30 KINGS MEWS NORTH ELEVATION  
ABUTTING 37 GRAY'S INN RD LIGHTWELL

29-30 KINGS MEWS NORTH ELEVATION  
ABUTTING 37 GRAY'S INN RD LIGHTWELL

29-30 KINGS MEWS NORTH ELEVATION  
ABUTTING 28 KINGS MEWS PARTY WALL



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B REVISED TO AS PER ROOF TERRACE 31.01.22 IABC NR

A PLANNING SUBMISSION 20.09.22 JM NR

Rev Description Date Dm Chk

Amendments  
BRICK FINISH BELOW COPING

Status  
FOR PLANNING

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of  
New Façade and 3rd storey

Drawing Title  
PROPOSED NORTH ELEVATION

Project No. Drawing No. Revision  
0141 4005 29-30KM B

Scale@ A3 Drawn By  
1:100 JM



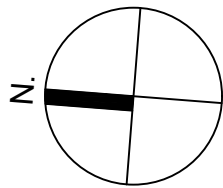
OBSCURED GLASS VISIBILITY SCREEN  
MAX. 1.7M ABOVE FRL  
LEVEL OF EYELINE  
MOVING UP STAIR

29-30 KM Roof Level

29-30 KM

LIGHTWELL

2. SECTION @ X'X



VOID OVER LOW-LEVEL  
ROOFS BELOW

Note:  
Window W1 = kitchen  
Window W2 = corridor  
Window W3 = common stair

Note:  
This drawing shows interface  
of roof access stair with  
neighbouring windows. Refer  
to specific plans that define  
the proposed roof terrace /  
set-backs / etc. for all other  
layout issues

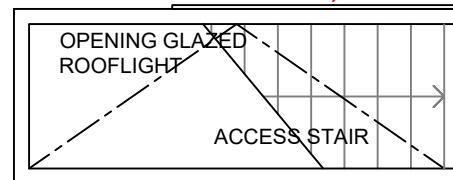
1. PARTIAL ROOF LEVEL  
PLAN

PROPOSED  
ROOF  
TERRACE

SCREEN HEIGHT  
TAPERS DOWN  
IN THIS ZONE

29-30 KINGS MEWS

4-10 THEOBALDS RD



A'/9002

B'/9002

OBSCURED GLASS VISIBILITY  
SCREEN 1.7m HEIGHT

X'

C'/9002

W.1

45 Deg.

Mid-point  
of window

4-10 THEOBALDS ROAD  
LIGHTWELL

Mid-point  
of window

45 Deg.

Mid-point  
of window

45 Deg.

W.3

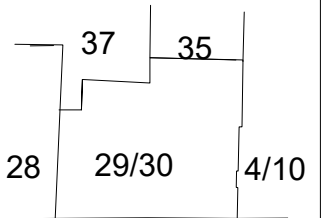
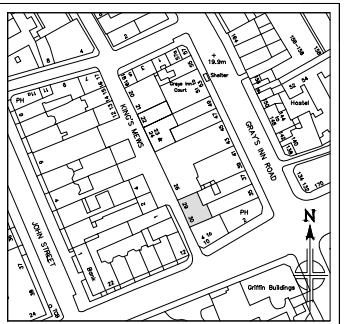
4-10 THEOBALD'S ROAD:  
2-3 STOREYS TALLER THAN  
ADJOINING ROOF TO 29-30

C'/9002

A'/9002

B'/9002

X'



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C	VISIBILITY SCREEN ADJUSTED	01.02.23	IABC	NR
B	VISIBILITY SCREEN ADJUSTED	20.01.23	IABC	NR
A	VISIBILITY SCREEN PROFILE MOD.	18.01.23	IABC	NR
Rev	Description	Date	Dm	Chk

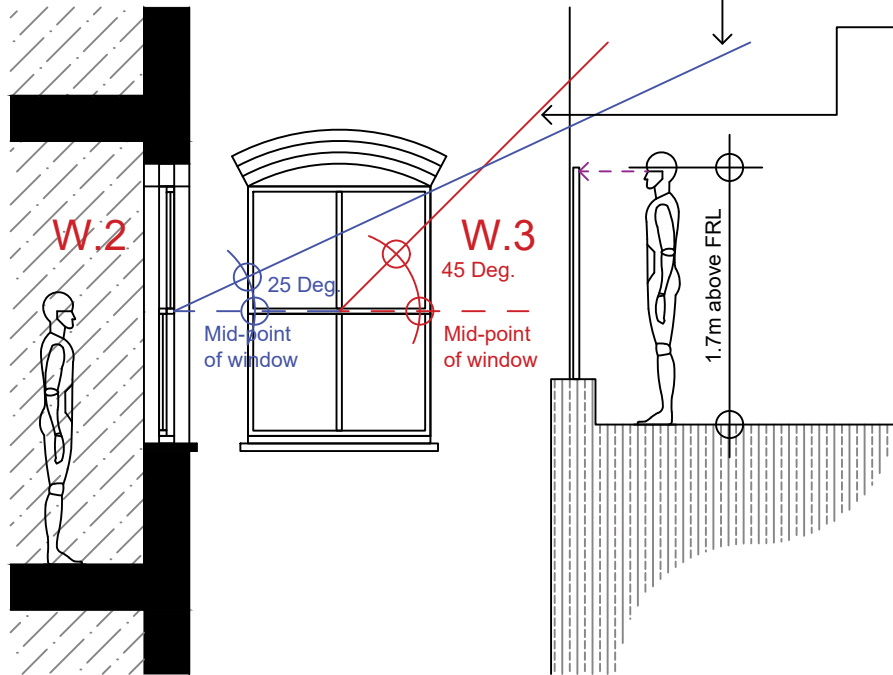
Amendments  
CREATION OF TERRACE AT 3RD FLOOR ROOF LEVEL

Status  
FOR PLANNING

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of  
New Façade and 3rd storey

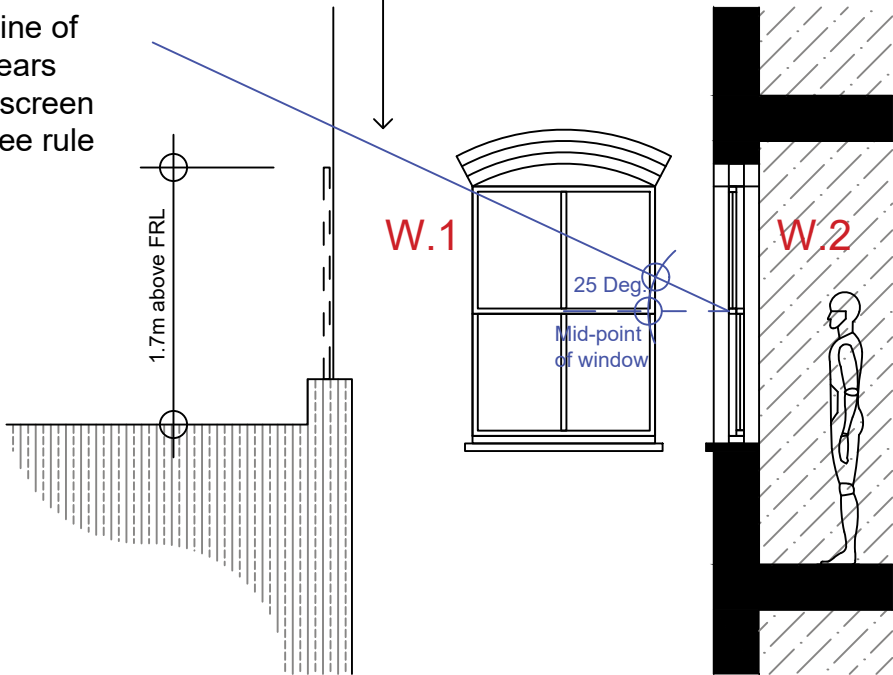
Drawing Title  
PROPOSED ROOF LEVEL  
ACCESS / SCREENING 1 of 2

Project No.	Drawing No.	Revision
0141	9001 29-30KM	C
Scale@ A3	Drawn By	IABC
1:50		



A 25° line from centreline of neighbour's window clears the proposed visibility screen

A 45° line from centreline of neighbour's window clears the proposed visibility screen relative to the 45 Degree rule elevation criteria

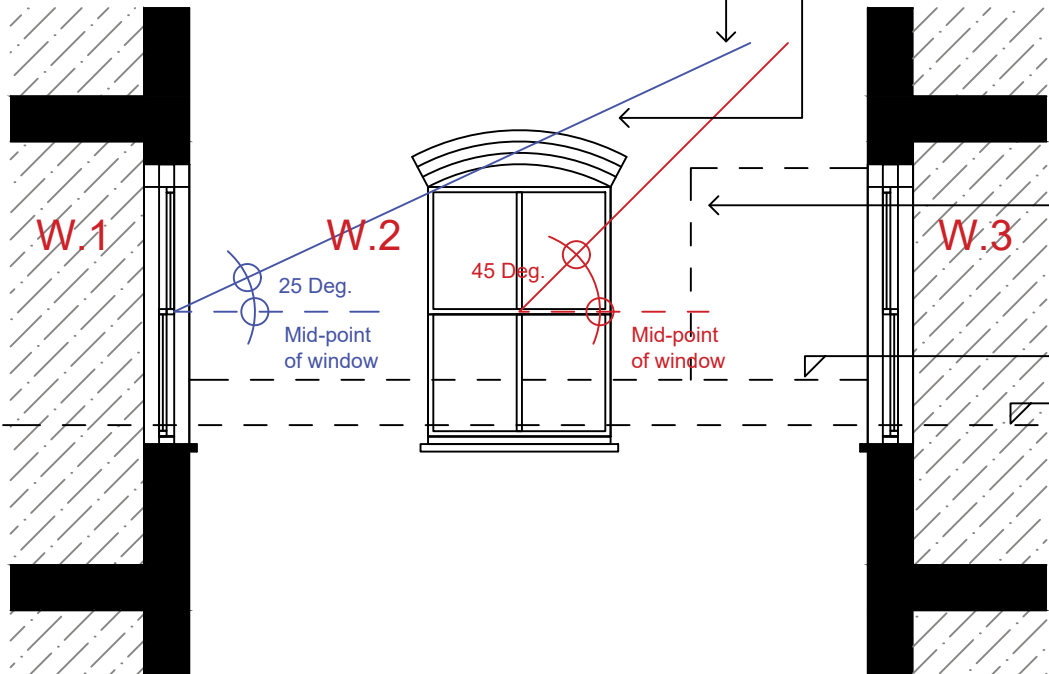


4-10 Theobald's Rd. Lightwell 29-30 King's Mews

29-30 King's Mews Lightwell 4-10 Theobald's Rd.

1. SECTION @ A'A

2. SECTION @ B'B



A 45° line from centreline of neighbour's window clears the proposed visibility screen relative to the 45 Degree rule elevation criteria

A 25° line from centreline of neighbour's window clears the proposed visibility screen

Line of proposed visibility screen

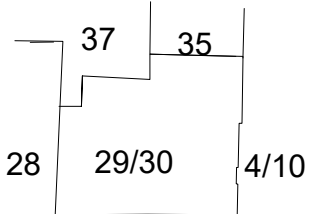
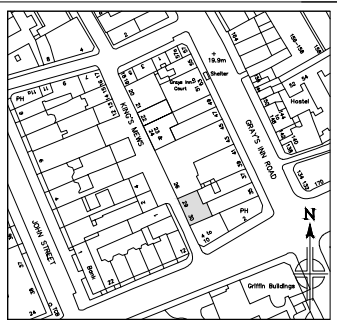
29-30 KM Parapet Level

29-30 KM Roof Level

4-10 Theobald's Rd. Lightwell 4-10 Theobald's Rd.

3. SECTION @ C'C

Note:  
Window W1 = kitchen  
Window W2 = corridor  
Window W3 = common stair



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A VISIBILITY SCREEN ADJUSTED 01.02.23 IABC NR

Rev Description Date Dm Chk

Amendments

CREATION OF TERRACE AT 3RD FLOOR ROOF LEVEL

Status

FOR PLANNING

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of  
New Façade and 3rd storey

Drawing Title

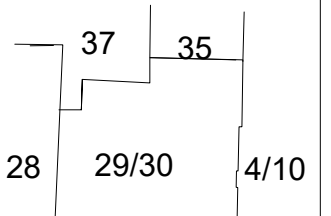
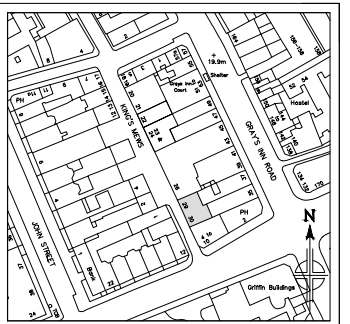
PROPOSED ROOF LEVEL  
ACCESS / SCREENING 2 of 2

Project No. Drawing No. Revision

0141 9002 29-30KM A

Scale@ A3 Drawn By

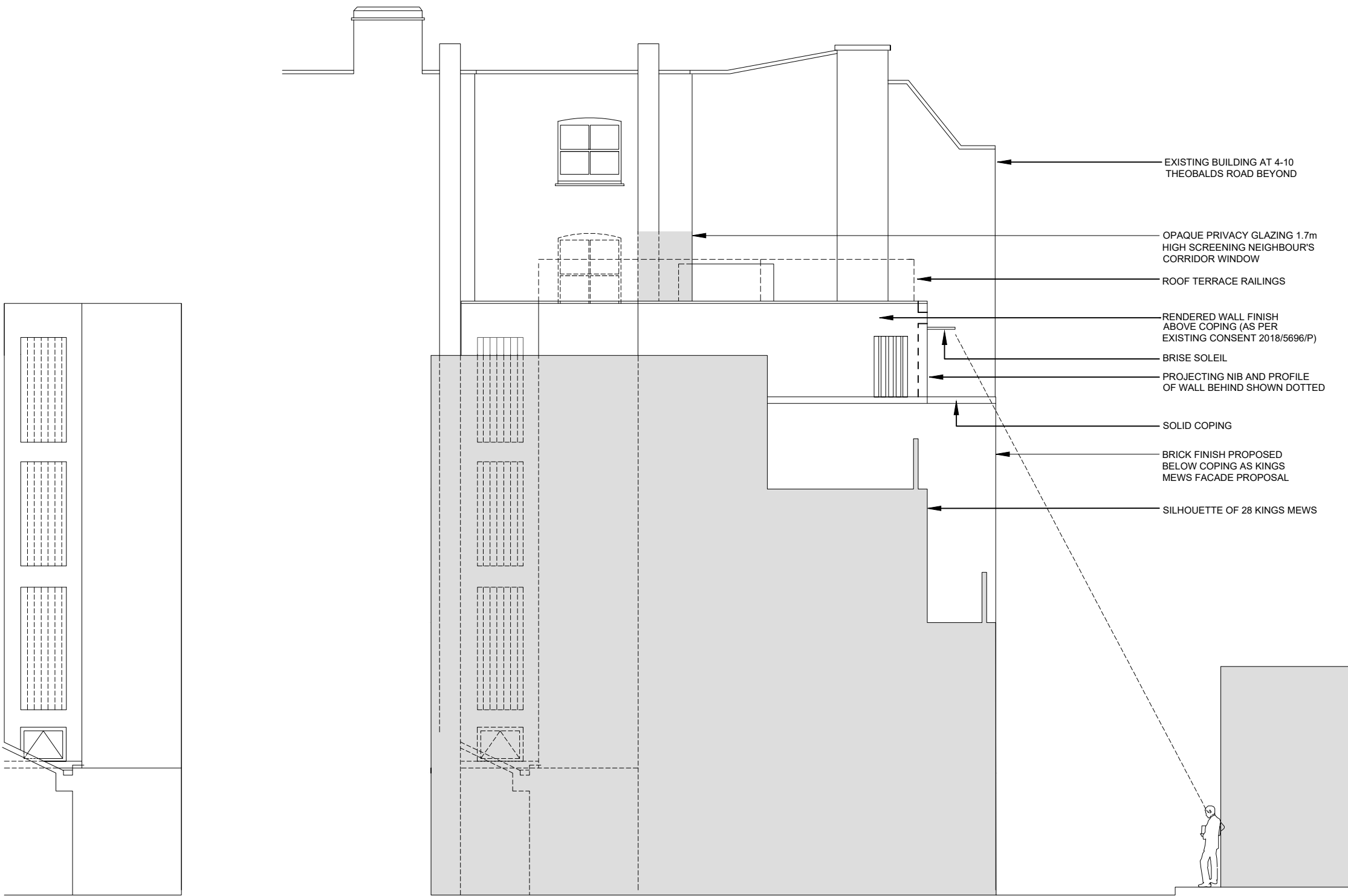
1:50 IABC



29-30 Kings Mews London WC1N 2JB  
admin@wc1projects.co.uk

Project No.	Drawing No.	Revision
0141	4003 29-30KM	D
Scale@ A3	Drawn By	
1:100	JM	

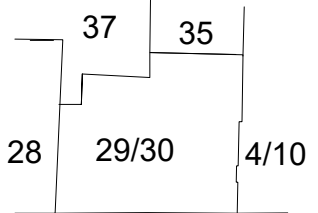
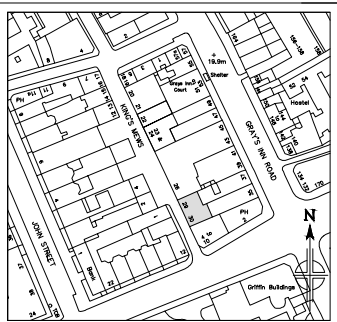
PROPOSED NORTH ELEVATION



29-30 KINGS MEWS NORTH ELEVATION  
ABUTTING 37 GRAY'S INN RD LIGHTWELL

29-30 KINGS MEWS NORTH ELEVATION  
ABUTTING 37 GRAY'S INN RD LIGHTWELL

29-30 KINGS MEWS NORTH ELEVATION  
ABUTTING 28 KINGS MEWS PARTY WALL



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B REVISED TO AS PER ROOF TERRACE 31.01.22 IABC NR

A PLANNING SUBMISSION 20.09.22 JM NR

Rev Description Date Dm Chk

Amendments  
BRICK FINISH BELOW COPING

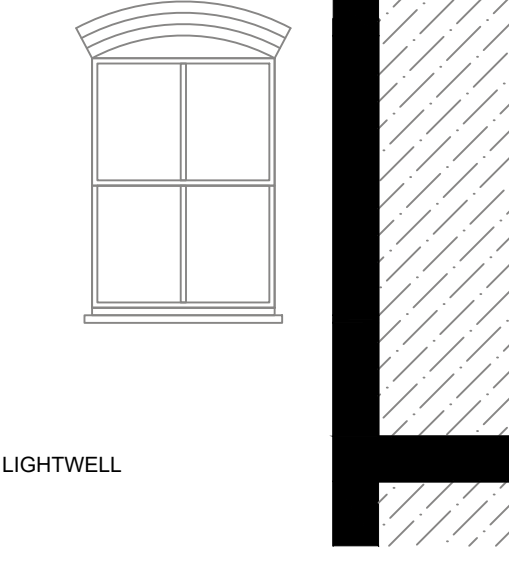
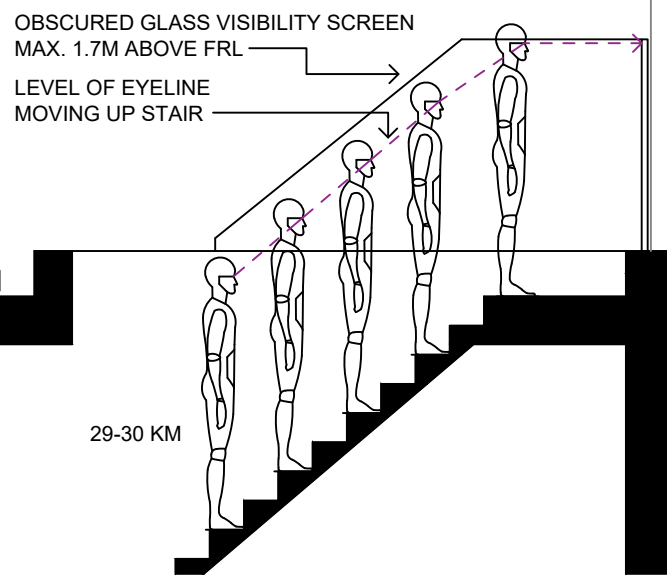
Status  
**FOR PLANNING**

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of  
New Façade and 3rd storey

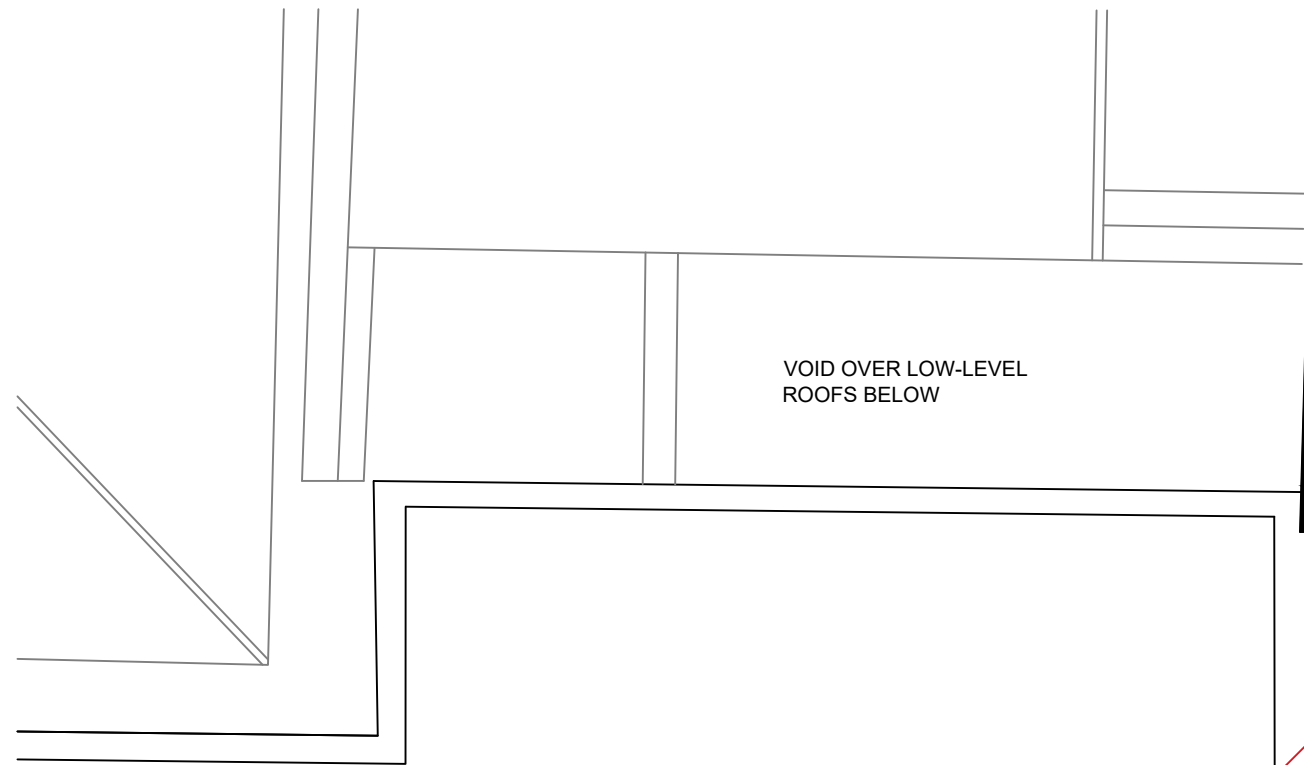
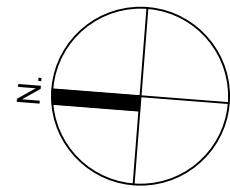
Drawing Title  
**PROPOSED NORTH ELEVATION**

Project No. Drawing No. Revision  
0141 4005 29-30KM B

Scale@ A3 Drawn By  
1:100 JM



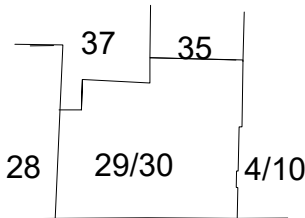
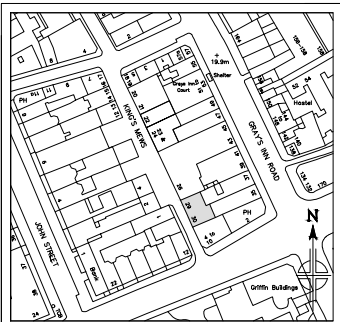
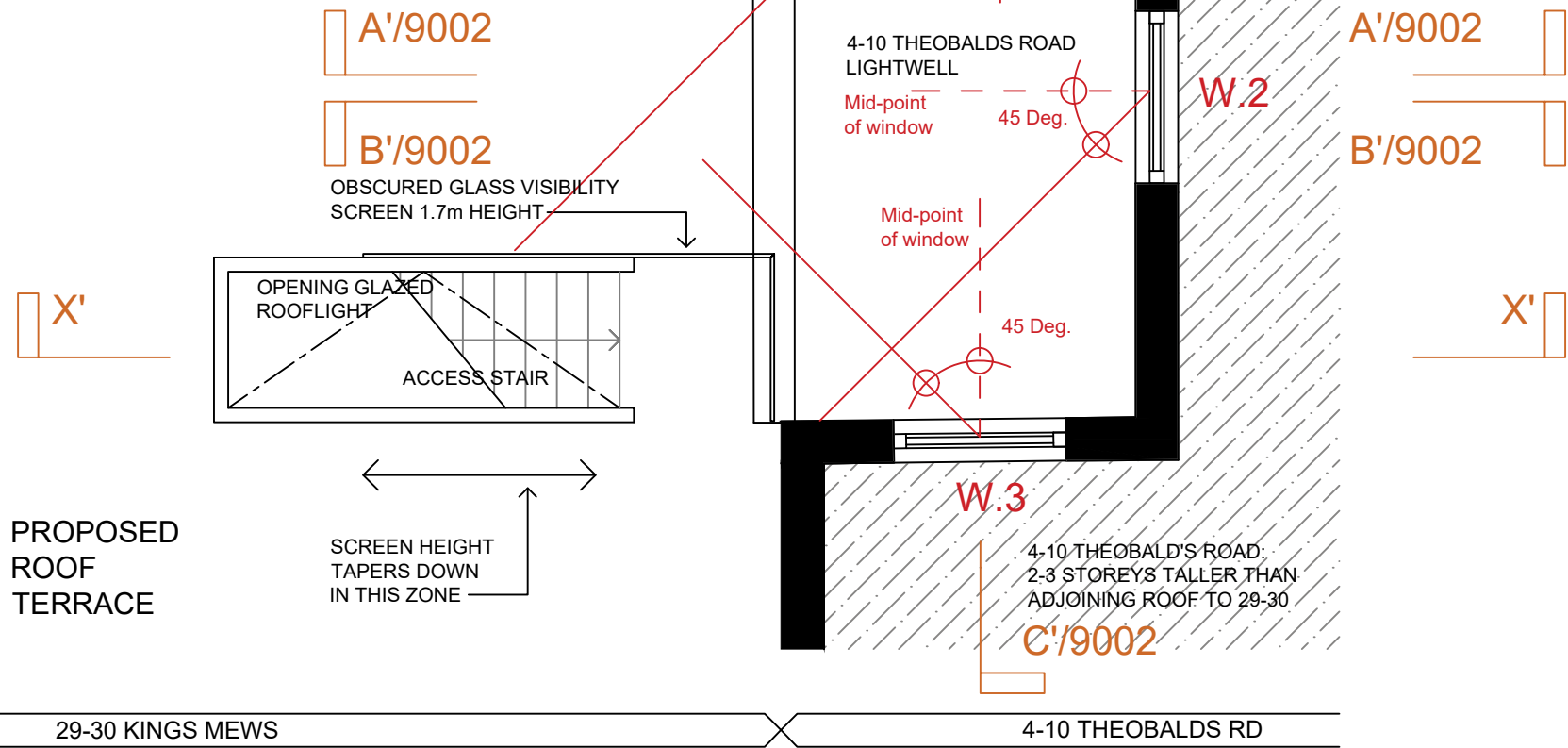
2. SECTION @ X'X



Note:  
Window W1 = kitchen  
Window W2 = corridor  
Window W3 = common stair

Note:  
This drawing shows interface  
of roof access stair with  
neighbouring windows. Refer  
to specific plans that define  
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layout issues

1. PARTIAL ROOF LEVEL  
PLAN



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C	VISIBILITY SCREEN ADJUSTED	01.02.23	IABC	NR
B	VISIBILITY SCREEN ADJUSTED	20.01.23	IABC	NR
A	VISIBILITY SCREEN PROFILE MOD.	18.01.23	IABC	NR
Rev	Description	Date	Dm	Chk

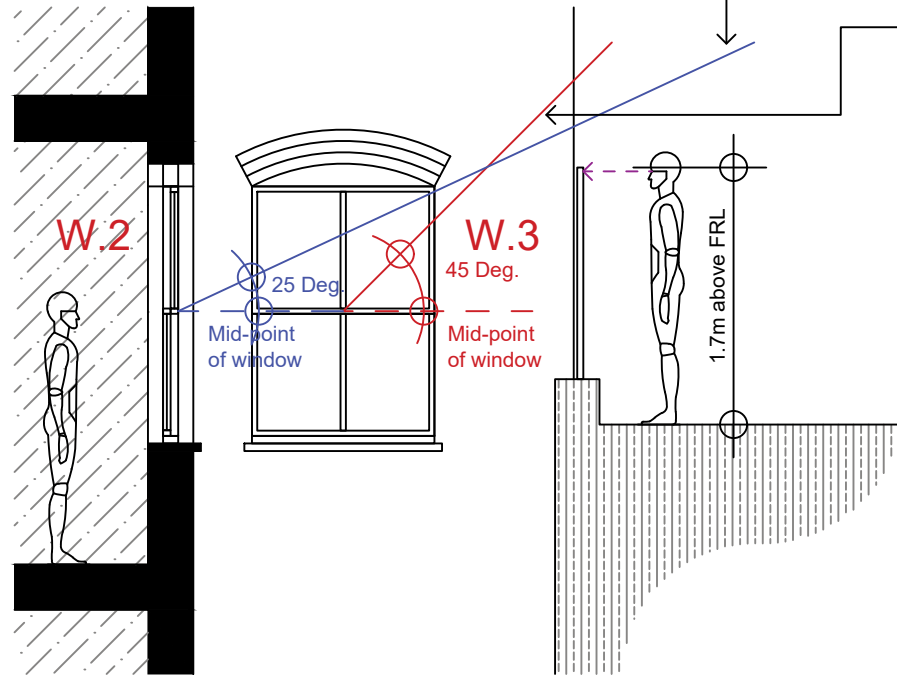
Amendments  
CREATION OF TERRACE AT 3RD FLOOR ROOF LEVEL

Status  
FOR PLANNING

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of  
New Façade and 3rd storey

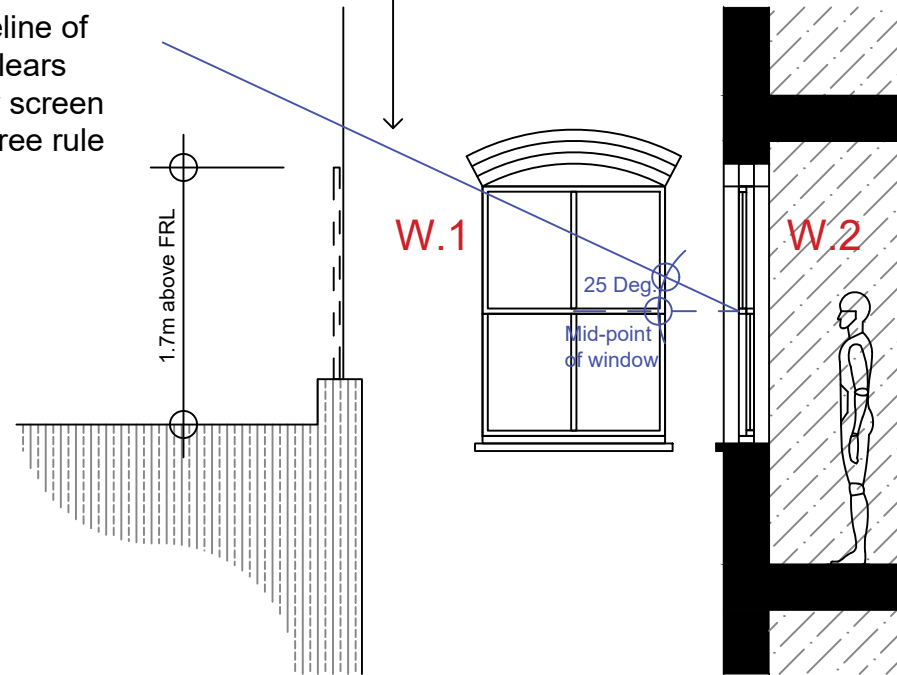
Drawing Title  
PROPOSED ROOF LEVEL  
ACCESS / SCREENING 1 of 2

Project No.	Drawing No.	Revision
0141	9001 29-30KM	C
Scale@ A3	Drawn By	IABC
1:50		



A 25° line from centreline of neighbour's window clears the proposed visibility screen

A 45° line from centreline of neighbour's window clears the proposed visibility screen relative to the 45 Degree rule elevation criteria

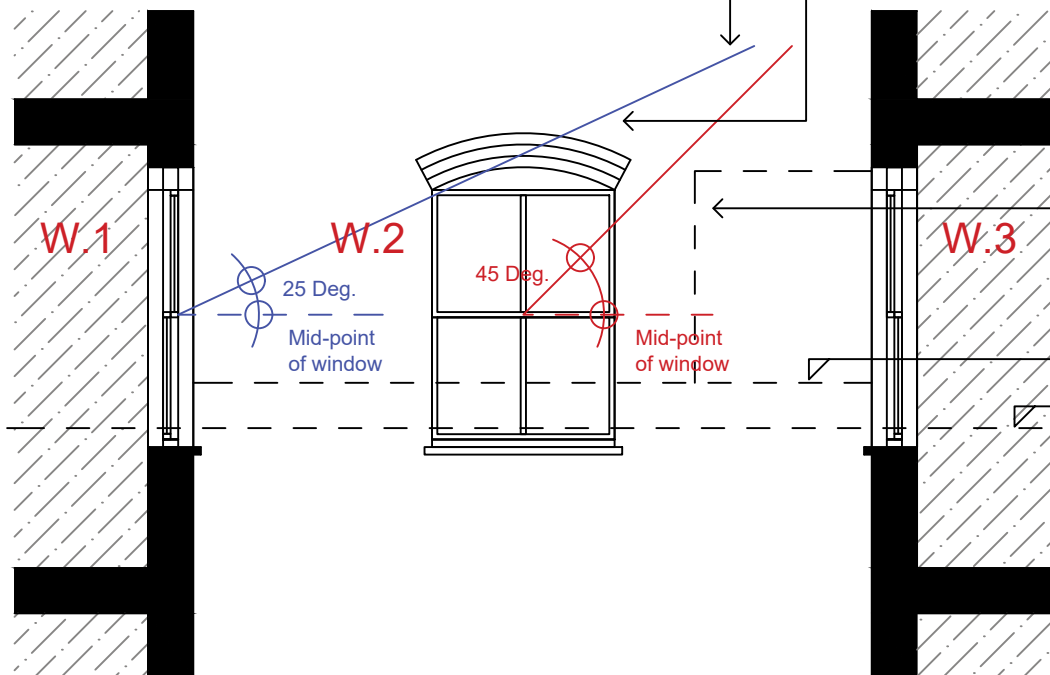


4-10 Theobald's Rd. Lightwell 29-30 King's Mews

29-30 King's Mews Lightwell 4-10 Theobald's Rd.

1. SECTION @ A'A

2. SECTION @ B'B



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A 25° line from centreline of neighbour's window clears the proposed visibility screen

Line of proposed visibility screen

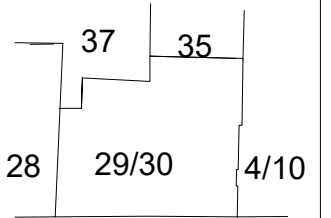
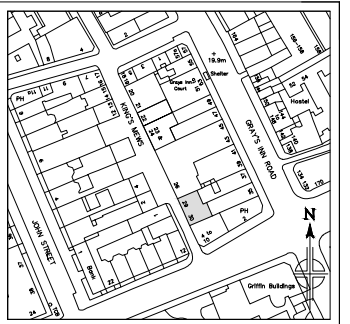
29-30 KM Parapet Level

29-30 KM Roof Level

4-10 Theobald's Rd. Lightwell 4-10 Theobald's Rd.

3. SECTION @ C'C

Note:  
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A VISIBILITY SCREEN ADJUSTED 01.02.23 IABC NR

Rev Description Date Dm Chk

Amendments  
CREATION OF TERRACE AT 3RD FLOOR ROOF LEVEL

Status  
FOR PLANNING

Project No.  
29-30 Kings Mews, WC1N 2JB  
Partial Reconstruction, Erection of  
New Façade and 3rd storey

Drawing Title  
PROPOSED ROOF LEVEL  
ACCESS / SCREENING 2 of 2

Project No. Drawing No. Revision  
0141 9002 29-30KM A  
Scale@ A3 Drawn By  
1:50 IABC