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## DESIGN & ACCESS STATEMENT

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21 B/C/D/E Brownlow Mews London WC1

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### Design

21 B/C/D/E Brownlow Mews is a new development of four 3 bedroom townhouses occupying three storeys. The houses are erected on a brownfield site, which is lined by either buildings to the front and North or garden walls to the rear and South, thus creating an enclosed courtyard. Due to the nature of the enclosed site, the section of the building steps back further and further, reducing the imprint of each floor the higher the building raises. This allows natural light and natural ventilation to from the rear of the site (West) to the inside of the houses on all levels.

Due to having to position all the window openings on the rear wall, it prevents cross ventilation. The rear wall with its window openings faces West encountering solar gain during the summer month.

The proposal of this application is to introduce air conditioning to each of the houses, allowing regulation and control of the temperature within the houses. This is a reverse cycle heat pump system which provides heating and cooling as required. It is a very energy efficient system using a non deleterious medium for heat transfer. The system will therefore allow solar heat gain from on site of the building to be used to moderate losses elsewhere. The condensing units of the a/c system are located on the 3<sup>rd</sup> floor to the front of the houses, screened from the individual roof terraces by a trellised fence.

For sound reason, an acoustic enclosure is proposed. The galvanised steel finish follows the galvanised steel used in the substructure of the trellised fence integrating the enclosure walls as much as possible into the design.

### Access

The four townhouses are entered through a front gate on Brownlow Mews which leads into a communal corridor. The front doors of the townhouses are located along this corridor. A staircase within the houses connects all floors from the ground floor to the roof level (3<sup>rd</sup> floor).

The areas for the a/c condensing units are to be entered via the roof terrace on the 3<sup>rd</sup> floor.