

30 BROWNLOW MEWS, LONDON WC1N 2LS DESIGN STATEMENT

30 Brownlow Mews is a 3-storey residential mews building (two full floors and one within a mansard roof), in the Bloomsbury Conservation Area.

The date of the existing building is difficult to determine. Historic maps of the area indicate that the current building at 30 Brownlow Mews is more recent than the buildings in Doughty Street. There are no original features within the existing property.

The surrounding accommodation comprises a mix of residential and commercial properties. Immediately adjacent 30 Brownlow Mews, to the south, is 4 Roger Street, comprising a 6-storey commercial building. The building opposite at 4,5,6 Brownlow Mews has recently obtained planning consent to retain commercial use at ground and first floor levels with new residential floors at 2nd and 3rd floor levels.

The current accommodation comprises a studio flat at ground floor level and a 3-bedroom maisonette on the first and second floors.

The accommodation currently has windows only to the Brownlow Mews elevation and has no external amenity space.

The ground floor studio flat has been created from the conversion of the original ground floor garage accommodation. The garage doors remain and have been glazed with one-way glass; permitting views only from within the property. There are no other windows to this unit.

The upper maisonette also has windows only to the Brownlow Mews elevation. The bedroom to the rear of the property has no windows and is naturally lit only by way of rooflights.

The rear wall of 30 Brownlow Mews abuts the garden to the rear of 60 Doughty Street albeit this garden is in the ownership of 61 Doughty Street. Furthermore, nos 61 Doughty Street and 30 Brownlow Mews are presently under one-ownership.

The rear wall of the Mews properties and the main elevation of Doughty Street properties are set about 23 metres apart.

The proposal is to reinstate the existing accommodation at 30 Brownlow Mews into a single-family home.

The new plans will benefit from the creation of a new opening in the rear elevation of the property which will allow windows at lower ground and upper ground floor levels as well as access to amenity space. The ground floor plan will reinstate the original garage accommodation.

The front elevation to Brownlow Mews will for the most part remain as existing. The garage doors will be reinstated for garage use and will also facilitate refuse and recycling storage.

The proposal accommodates a new attic floor by minor reconfiguration of the existing roof profile. This new profile sits comfortably within the context of the existing surrounding buildings. The proposal is significantly lower than its immediate

neighbour at 4 Roger Street and is also lower than the newly refurbished Mews building opposite at 4.5.6 Brownlow Mews.

4,5,6 Brownlow Mews has recently obtained planning consent for the conversion of the lower two floors (maintaining employment use), and for the addition of two new floors of residential accommodation at 2nd and 3rd floor levels. These building works are currently underway.

This scheme at 4,5,6 Brownlow Mews does impact on the daylight and sunlight to the front elevation of 30 Brownlow Mews – currently the only means of natural light to this property. The recommendation in the BRE document, "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" is that "a building will retain the potential for good interior diffuse day lighting provided that on all its main faces, no obstructions, measured in a vertical section perpendicular to the main face, from a point 2m above ground, subtends an angle of more than 25 degrees to the horizontal". The new floors at 2nd and 3rd floor levels of 4, 5, 6 Brownlow Mews transgress this 25 degree line – and thereby have an effect on the daylight and sunlight to this elevation. (See section drawings submitted with the planning application.)

The opportunity offered by this planning application to provide new windows and thereby natural light to the rear elevation of 30 Brownlow Mews and also access to external amenity space will significantly benefit the living accommodation to this residential property.