

## 30 BROWNLOW MEWS, LONDON WC1N 2LS ACCESS STATEMENT

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30 Brownlow Mews is a 3-storey residential mews building (ground and first with the second floor within a mansard roof), in the Bloomsbury Conservation Area.

The area is well served by public transport. There are numerous bus routes serving Grays Inn Road and Theobalds Road, as well as underground stations at Chancery Lane, Holborn and Russell Square.

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 studio flat has been created from the conversion of the original ground floor garage accommodation – having windows only in the Street elevation by way of one-way glazing within the garage doors.

Both existing flats have windows only to the Brownlow Mews elevation and there is no private external amenity space.

The proposal is for the conversion and reinstatement of 30 Brownlow Mews into a single-family home with access at the rear to amenity space.

The existing ground level at the front of the property in Brownlow Mews is approximately 2 metres below the ground level to the rear.

The proposed conversion retains the existing ground and upper floor levels.

The proposed conversion allows for a garage, wc and bathroom (Part M compliant) and guest bedroom/library at ground floor level. The newly accessed garden to the rear of the property is about a storey above this – and the proposed conversion allows for access to this by way of the half landing from the new stair.

Refuse and recycling storage, etc have been accommodated within the garage area of the new arrangement.