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Development Management

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Design & Access Statement for Alterations to 29A Brownlow Mews, London WC1N 2LA

Introduction

This booklet supports the drawings and information regarding the Application for Planning Permission for alterations to the residential flat at 29A Brownlow Mews, London WC1N 2LA. This application is being made by Holland Harvey Architects on behalf of the owners Duncan Greig and Meaghan Samuels, who wish to renovate the interior to provide modern, more usable living spaces. This application is to install 2 no. conservation roof-lights in the upper section of an existing mansard roof to allow more natural daylight into the living spaces that will be created by the interior renovations.

The purpose of this statement is to support the planning application, to provide a clear understanding of the local context and illustrate the impact and contribution the design proposal will make.

29A Brownlow Mews is not a listed building, however falls within the Bloomsbury Conservation Area of the London Borough of Camden. The property does not sit within a flood risk zone. The location of the building is shown in drawing 15017_000 contained within the drawings that support this application.

Existing Building

The existing building is a Victorian mews house containing 2 no. residential units. This application is for the flat on the second and uppermost floor.

The primary façade faces onto Brownlow Mews and is of London stock brick construction with painted timber windows. 29A is contained wholly within the mansard roof, and features two painted timber dormer windows with lead flashing. To the rear there are 3 no. existing roof lights.



29 Brownlow Mews, note upper portion of mansard not visible from street level

Planning Precedent

There is precedent on Brownlow Mews for other properties that have installed similar roof lights to the street side elevation, including:

2013/6930/P - 27 Brownlow Mews (granted permission 23/12/13)

"Erection of rear dormer and installation of 5 rooflights (2 at rear and 3 on front elevation), alterations to windows and doors at ground and first floor level of front elevation of existing dwellinghouse"



Front elevation of 27 Brownlow Mews, planning permission granted 23rd December 2013

Proposed Design

The proposals are to install 2 no. conservation roof lights onto the upper section of the mansard roof at the front of the property. The proposed design aligns the windows vertically with the existing dormer windows as to respect the composition of the existing elevation.

This section of roof is not visible from the public highway and therefore this application proposes that the addition of the windows would have no visible impact on the existing streetscape or character of the existing building. However the residential unit itself would benefit from increased natural daylighting, creating a brighter living space.

There are no further changes or modifications proposed for the external appearance of the building.



29A Brownlow Mews, Existing Elevation



29A Brownlow Mews, Proposed Elevation

Use

The building is currently 2 no. private residential flats; this application does not propose any changes to the existing use.

Parking

The proposals do not affect any of the existing parking facilities.

Amenity & Landscape

The proposals do not affect any of the existing amenity or landscape.

Overlooking

The proposed windows are at high level within the residential unit and are not considered to have an impact on the existing privacy of the application site or surrounding neighbours.

Daylighting

The proposals will improve the daylighting to the property, and not affect any neighbouring properties.

Refuse & Servicing

The proposals do not affect any of the existing refuse or servicing arrangements.

Safety & Security

The proposals do not affect the safety and security of either the application site or neighbouring properties.

Disabled Access & Mobility

The proposals do not affect the current conditions for access.

Environmental & Technical

The proposed windows will be feature double glazed units compliant with all current building regulations.

The thermal performance of the existing roof will be increased as part of the internal renovation works.

Materials & Aesthetics

The proposed windows are to be centre-pivot, with a black external profile and glazing bars, with a recessed (low-profile) installation, set into the existing slate clad roof.

There will be no other changes to the appearance of the exterior of the existing building.

Summary

This proposal is driven by a desire to upgrade and improve the existing flat by providing additional natural daylighting. This will in turn reduce the requirement for electric lighting, improve natural ventilation and allow the modernisation of the existing residential unit.

It is not felt that the proposals will have any negative impact on either the character of the existing building or that of the streetscape and will permit upgrades to the existing building that will ensure it will be maintained and enjoyed for years to come.