



SITE:

21B Brownlow Mews
London
WC1N 2LA

PROJECT REF:

237

PRODUCED BY:

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Figure 1: 1:500 @ A3 Plan of Site



CONTENTS

1.0

INTRODUCTION

2.0

LOCATION

3.0

USE

4.0

AMOUNT

5.0

LAYOUT

6.0

APPEARANCE

7.0

SUSTAINABILITY

8.0

ACCESS

9.0

SUMMARY



Figure 2: Birds eye view of 21B Brownlow Mews

1.0 INTRODUCTION

WMOR Architects were instructed by the applicant to advise on the proposed alterations to 21B Brownlow Mews. The property is a three bed house forming part of a terrace along Brownlow Mews. The proposal seeks to provide an additional window and rooflight in order to maximise the amount of daylight entering the property, parts of which currently suffer from a lack of natural light . The alterations will mean the reduction of an existing store room at third floor level, and the introduction of a new light shaft.

2.0 LOCATION

The property is situated on Brownlow Mews, off Guildford Street in the Bloomsbury Conservation Area. It forms part of a modern development of 4 terraced houses which extend over 4 levels.

3.0 USE

The property is to be maintained as a residential unit.

4.0 AMOUNT

The Gross Internal Area is approximately 178.5sqm which will remain unchanged.

5.0 LAYOUT

The proposal will seek to enhance the quality of the living space internally, increasing the amount of natural daylight, making the space more enjoyable and usable for the current occupants.

6.0 APPEARANCE

FRONT ELEVATION

The existing front elevation will be unaffected by this proposal.

REAR ELEVATION

The existing front elevation will be unaffected by this proposal.

The proposals affect neither of the two primary elevations, and neither of the two proposed glazed units are visible from the main street, or from the mews itself.

7.0 SUSTAINABILITY

The property currently benefits from a high level of energy efficiency and insulation. Both of the proposed glazed elements will be of a high standard and will be installed by a suitably competent person and to manufacturers guidelines.

8.0 ACCESS

This proposal will not affect vehicular and transport links. Pedestrian routes are not affected by this proposal.

9.0 SUMMARY

The proposal is considered acceptable for the following reasons:

1. The proposal does not adversely affect the appearance of the building in any way.
2. The proposals do not facilitate the overlooking of any neighbouring properties, nor is it visible at any point on street level
3. It does not impact on the sunshine, daylight, or amenity of the neighbouring properties.
4. The proposals will enhance the internal environment of the property by increasing the amount of natural daylight .