

01/02 Site Location



Aerial view of site location 2018



Aerial view of site location 1958

3 Bromley Place is situated in a mews accessed from Conway Street. To the east of 3 Bromley Place is Cleveland Street, to the west of 3 Bromley Place is Grafton Way, to the north of 3 Bromley Place & Maple street is situated to the South of 3 Bromley Place.

The Fitzrovia mews are quiet, narrow back lanes to the rear of the principal streets, which originally serviced the grand townhouses. They tend to be smaller in scale, with buildings generally two or three storeys in height and immediately fronting the highway (frequently paved with granite setts).

The mews contain a variety of small scale commercial uses as well as continuing to provide some rear garaging and warehousing.

In addition, some properties have been converted to residential accommodation.

Access to the mews is either under an archway or through a narrow gap in the frontage which indicates a reduction in scale.

Facades are generally London stock brick with large ground floor openings and vertically proportioned openings in upper floors.

In recent years, the approach to development in the mews has been small-scale alteration, rather than wholesale rebuilding.

Bromley Place is a short, narrow mews area paved in granite setts, enclosed by four-storey former warehouse buildings with vertically proportioned windows, accessed between No's 5 & 7 Conway Street.

No's 1 & 2 are London stock brick warehouses and No 3 (the application site) is a red brick, small-scale Neo-Georgian office building dating from the later 20th century with a low quality modern glazed extension.

The permitted extension appears to have been built in stages and altered significantly since the original application was consented.

The roof has been assessed in terms of its current condition and likely lifespan and the recommendation to the client is to replace the roof areas as identified in this application due to the dilapidation of the property.

In addition the interfaces of the original sloping warehouse, meets the flat asphalt roofs are leaking and causing damage to the original building fabric.