

# DESIGN & ACCESS STATEMENT

21-20A  
BROWNLOW MEWS  
LONDON WC1N  
2LA

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# 1.0 INTRODUCTION

This planning application is for some minor alterations and upgrades to an existing building currently being used as offices. The proposal comprises:

- + Replacing an existing door on the front elevation with a new window.
- + Relocating the existing door further along the same front elevation.
- + Replacing an existing rear elevation access door at first floor level.
- + Replacing the existing pitched roof with a new pitched roof to match existing, all in slate tiles to better suit surrounding area.
- + Raising the ridge to the pitched roof and the parapets to the North-East and North-West elevations by 150mm in order to accommodate a new layer of insulation to improve the thermal performance of the building.
- + Adding a new plant enclosure to the first floor flat roof on the rear elevation.
- + Adding a low-level vent to the rear flat roof to improve the internal ventilation strategy.



EXISTING ELEVATION



EXISTING SITE

20A-21 Brownlow Mews, London WC1N 2LA  
London Borough of Camden



# 1.1 THE SITE

## 1.1 INTRODUCTION

This Design & Access Statement is outlining the refurbishment of 21-20A Brownlow Mews in support of a full planning application.

### Site

The existing building consists of ground and first floor office building.

### Site Location

21-20A Brownlow Mews is situated in the Bloomsbury Conservation Area. The building forms part of the end terrace on a quiet mews street, parallel to neighbouring Grays Inn Road.



**Figure:** Extract from Camden Council Bloomsbury Conservation Area Listed Buildings Map. Shows listed buildings in red, conservation area boundary in black and the site in green.

## 1.2 BUILDING HISTORY

The site's planning history and other surrounding sites can be summarised as follows:

### Site

21 & 20A Brownlow Mews, WC1N 2LA (2019/1034/P)

Granted (Mar 11 2019) - Certificate of Lawfulness (Existing)

Use as offices (Class B1).

Reason for the Decision: The use of the building as offices (Use Class B1) commenced more than ten years before the date of this application.

### Surrounding Buildings

21B Brownlow Mews, WC1N 2LA (2016/5200/P)

Installation of rear window at second floor level and rooflight on roof hatch to existing residential property

21A Brownlow Mews, WC1N 2LA (2011/4872/P)

Appeal Decided (Jun 28 2012)- Variation or Removal of Condition(s)

Variation of condition 2 of planning permission ref. 2003/0083/P dated 18/08/2003 (for change of use to allow head office and control centre of a courier company to be used in conjunction with private hire vehicles business (chauffeurs)) to vary the use of the premises to allow up to three people to remain on the premises outside of the approved hours of 07.00 to 20.00 Monday to Friday nor at any time on Saturdays, Sundays, Bank Holidays or Public Holidays.

21A and 22-23 Brownlow Mews, WC1N 2LA (2014/1621/P)

Appeal Decided (Dec 17 2014)- Full Planning Permission

Use of ground floor of 22-23 Brownlow Mews as head office and control centre of a courier company to be used in conjunction with private hire vehicles business (chauffeurs) (sui generis). Use of 21A Brownlow Mews as offices (Class B1a).

27 Brownlow Mews, WC1N 2LQ (2013/6930/P)

Granted (Dec 23 2013) - Householder Application

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



## 1.2 SURROUNDING AREA



**Figure (above):** View from Guildford Street looking into Brownlow Mews.

**Figures (above):** buildings close to the site which straddle Bloomsbury Conservation area.

**Figures (above):** surrounding Bloomsbury Conservation area.

# 2.0 EXISTING PLANS

GROUND FLOOR	
ROOM	AREA
AG01	165.912m <sup>2</sup>
AG02	3.433m <sup>2</sup>
AG03	2.765m <sup>2</sup>
AG04	1.819m <sup>2</sup>
AG05	14.938m <sup>2</sup>
AG06	10.788m <sup>2</sup>
AG07	81.880m <sup>2</sup>
AG08	15.387m <sup>2</sup>
AG09	7.375m <sup>2</sup>
AG10	44.900m <sup>2</sup>
AG11	9.718m <sup>2</sup>
AG12	9.877m <sup>2</sup>
AG13	7.356m <sup>2</sup>
AG14	1.163m <sup>2</sup>
AG15	1.209m <sup>2</sup>
AG16	1.966m <sup>2</sup>
AG17	3.248m <sup>2</sup>
AG18	1.030m <sup>2</sup>
AG19	1.023m <sup>2</sup>
TOTAL AREA	385.787m <sup>2</sup>

FIRST FLOOR	
ROOM	AREA
AG01	14.684m <sup>2</sup>
AG02	40.089m <sup>2</sup>
AG03	76.593m <sup>2</sup>
AG04	1.280m <sup>2</sup>
AG05	1.244m <sup>2</sup>
AG06	1.184m <sup>2</sup>
AG07	1.286m <sup>2</sup>
AG08	2.200m <sup>2</sup>
AG09	2.306m <sup>2</sup>
AG10	157.493m <sup>2</sup>
TOTAL AREA	298.359m <sup>2</sup>

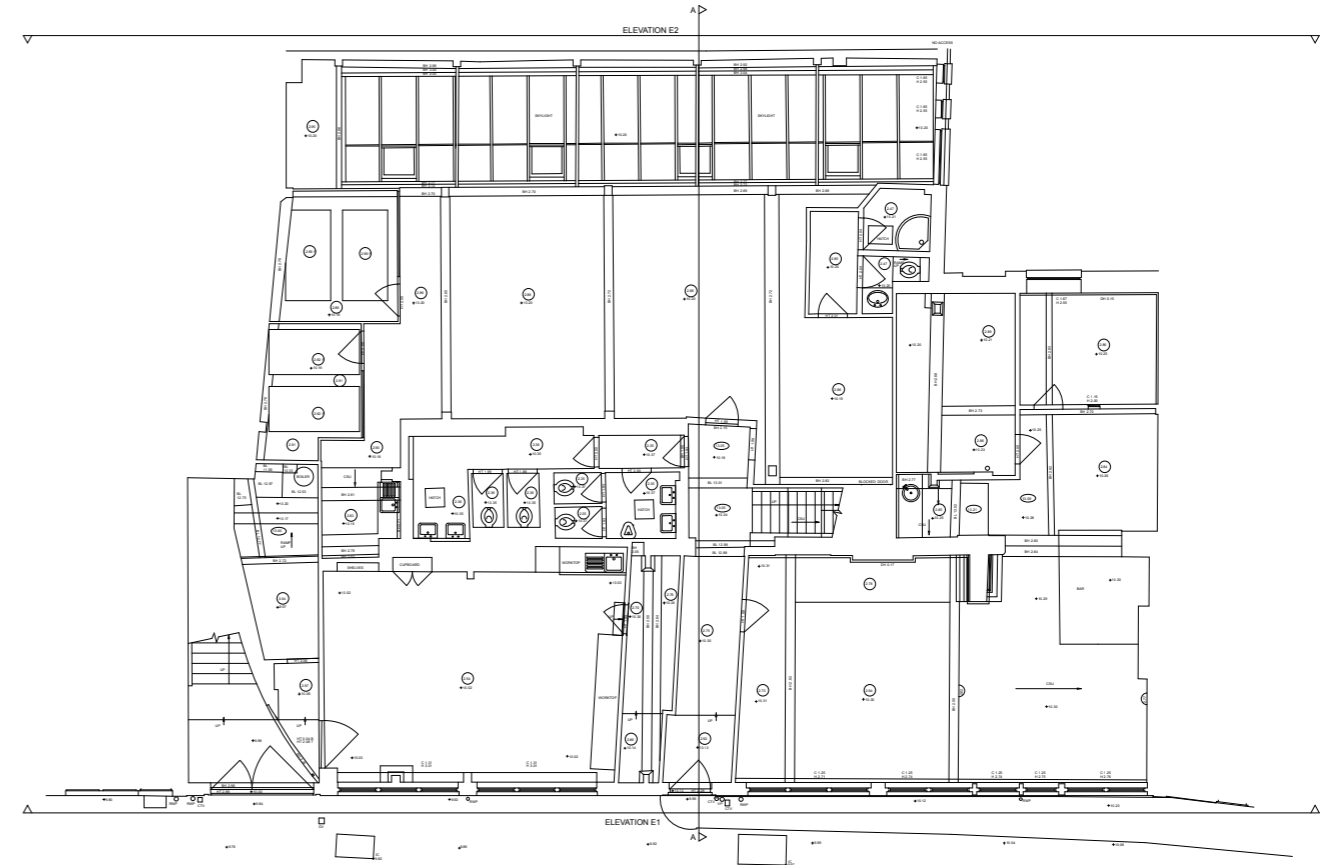
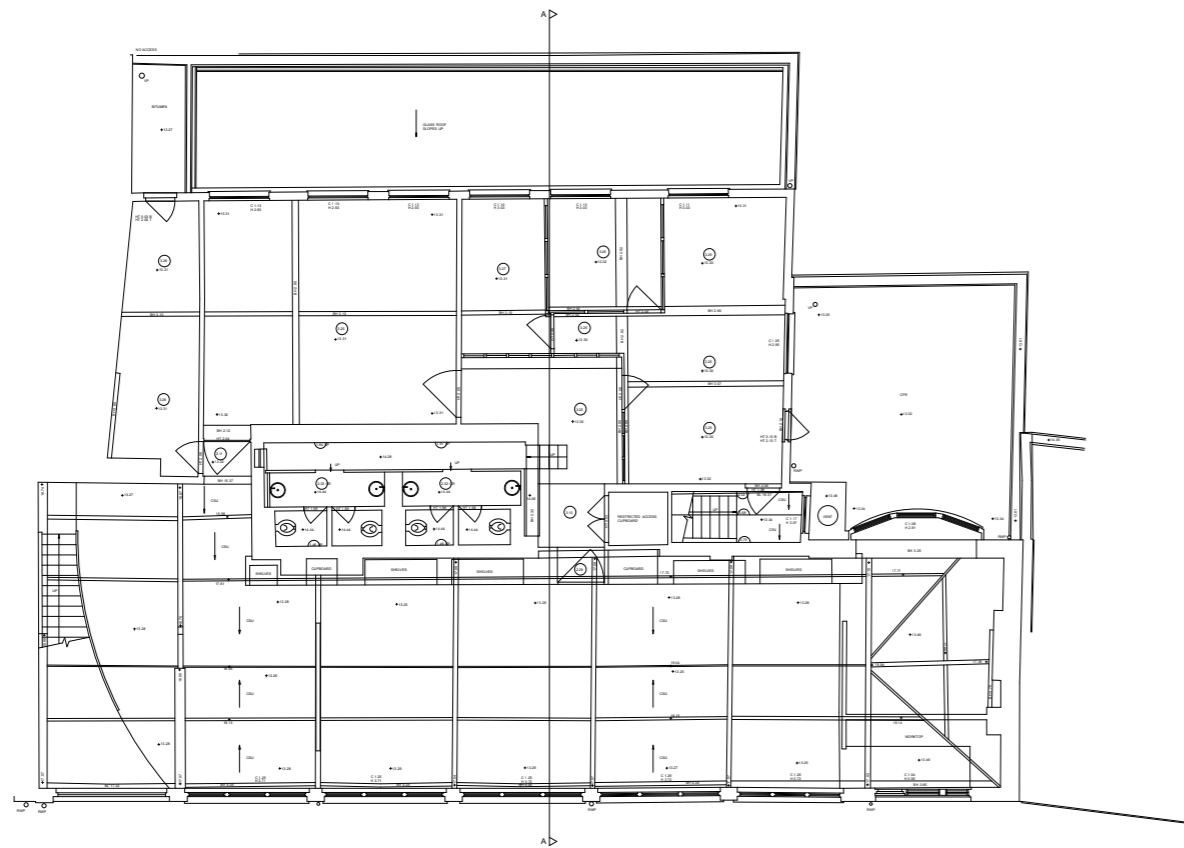
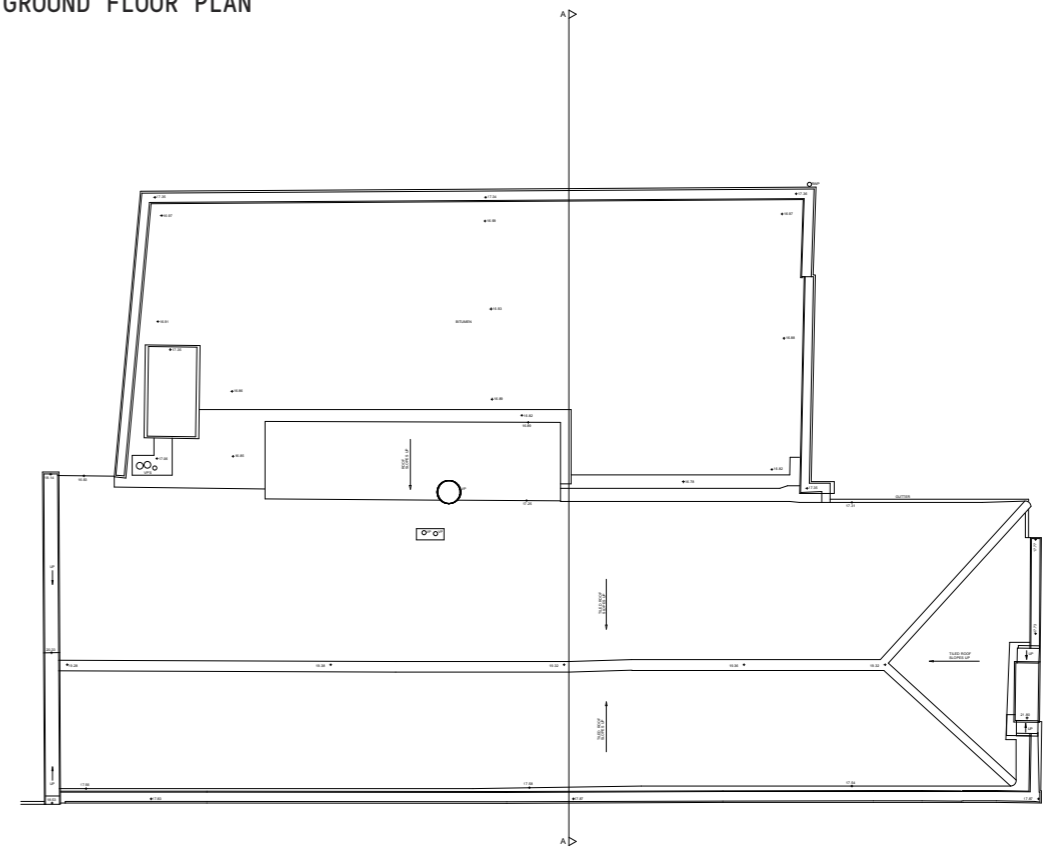


Figure: Extract from measured site survey undertaken by APR Services Ltd.



EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN



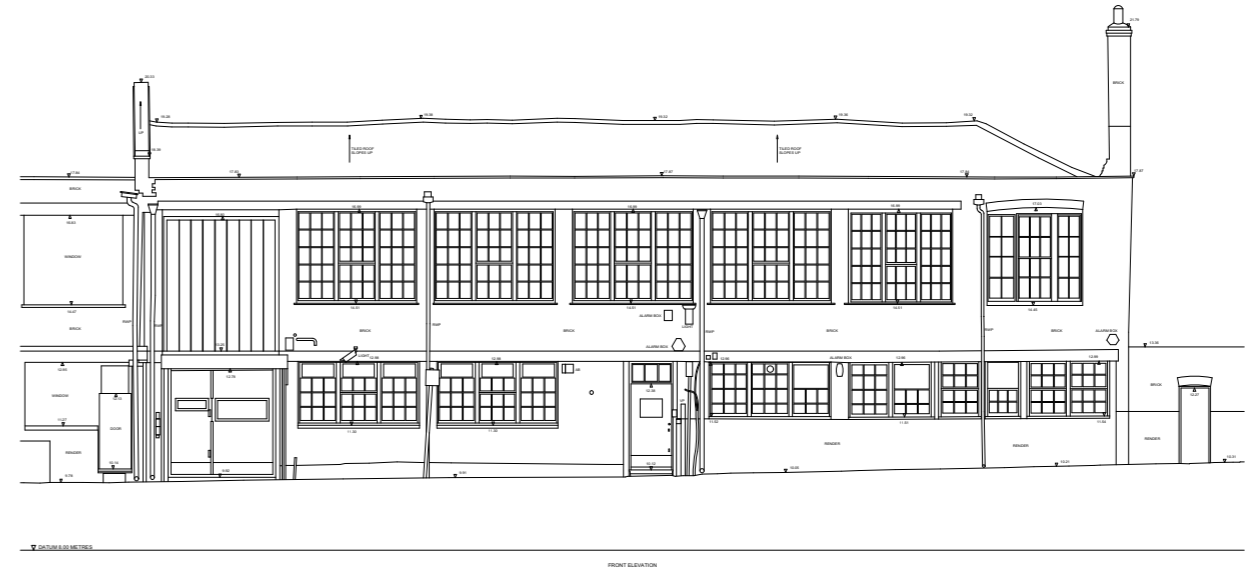
EXISTING ROOF PLAN



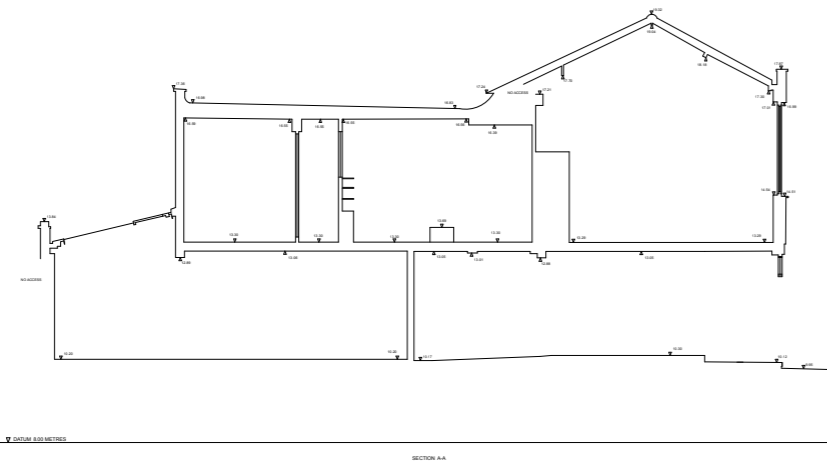
## 2.1 EXISTING ELEVATIONS / SECTION



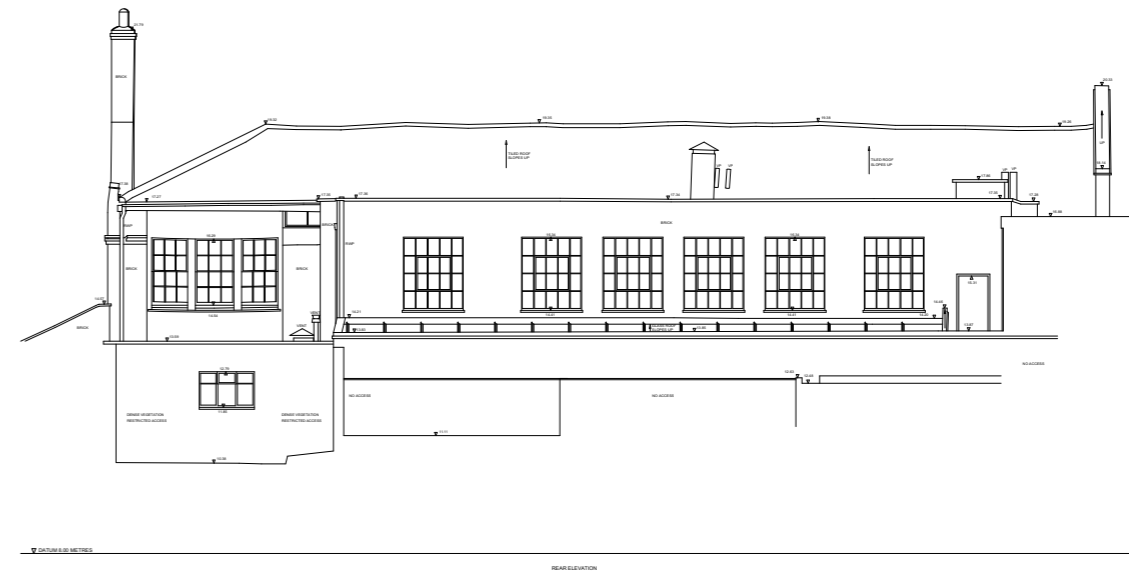
EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING SECTION



EXISTING REAR ELEVATION



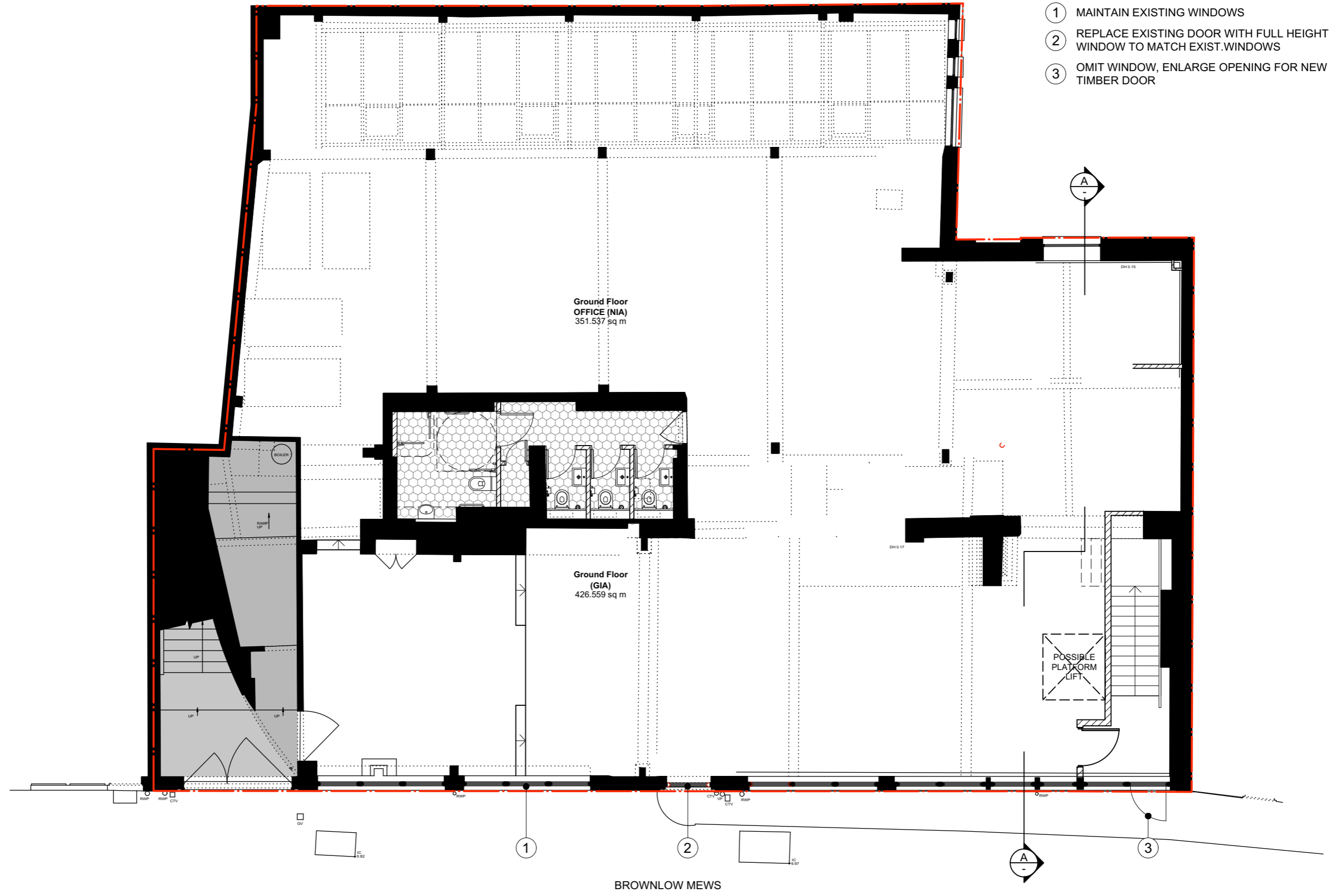
## 2.2 EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION

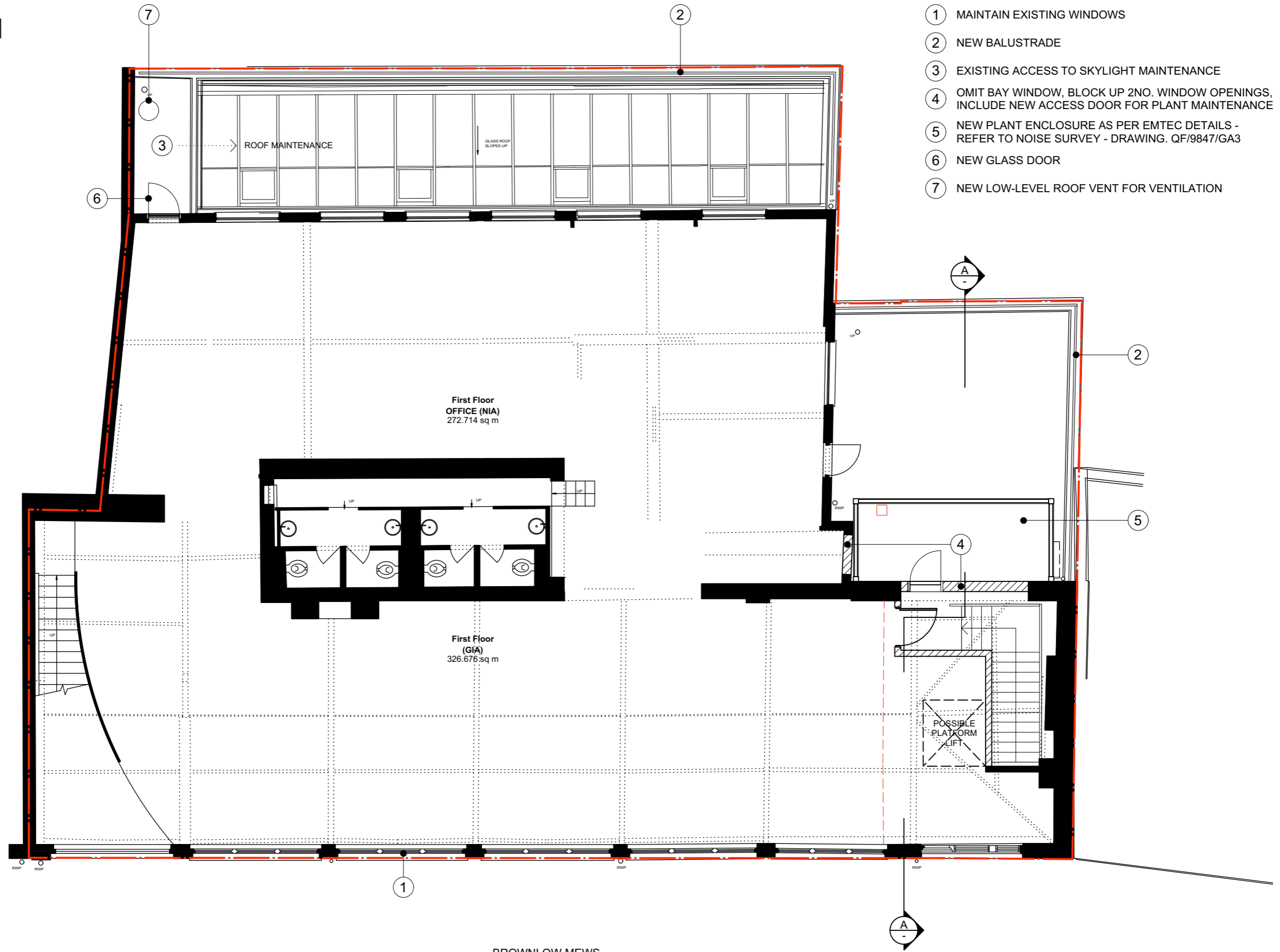


3.0  
PROPOSED PLANS  
GROUND FLOOR PLAN



# 3.1 PROPOSED PLANS FIRST FLOOR PLAN

- ① MAINTAIN EXISTING WINDOWS
- ② NEW BALUSTRADE
- ③ EXISTING ACCESS TO SKYLIGHT MAINTENANCE
- ④ OMIT BAY WINDOW, BLOCK UP 2NO. WINDOW OPENINGS, INCLUDE NEW ACCESS DOOR FOR PLANT MAINTENANCE
- ⑤ NEW PLANT ENCLOSURE AS PER EMTEC DETAILS - REFER TO NOISE SURVEY - DRAWING. QF/9847/GA3
- ⑥ NEW GLASS DOOR
- ⑦ NEW LOW-LEVEL ROOF VENT FOR VENTILATION



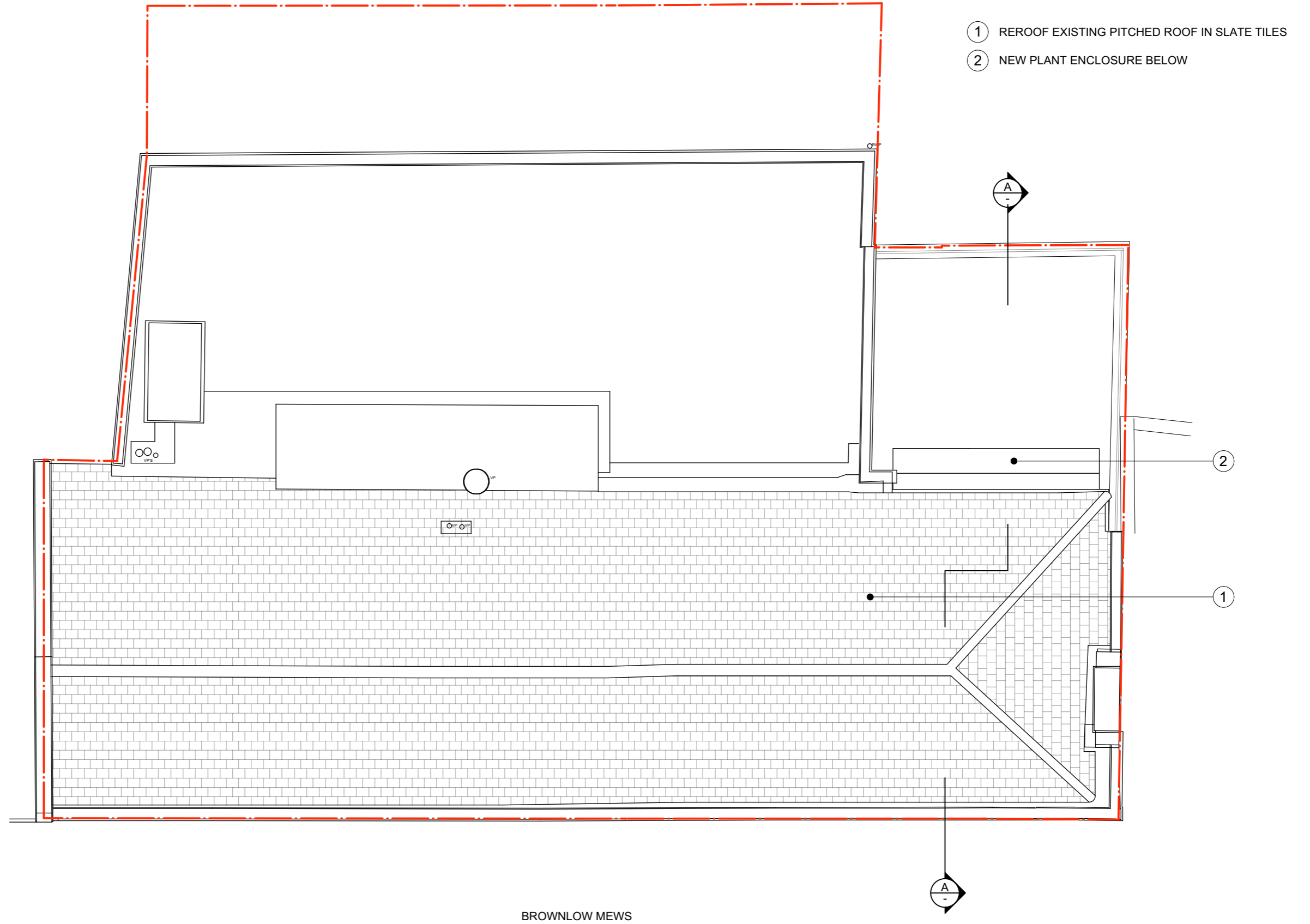
ACCESS TO SKYLIGHT MAINTENANCE REQUIRED



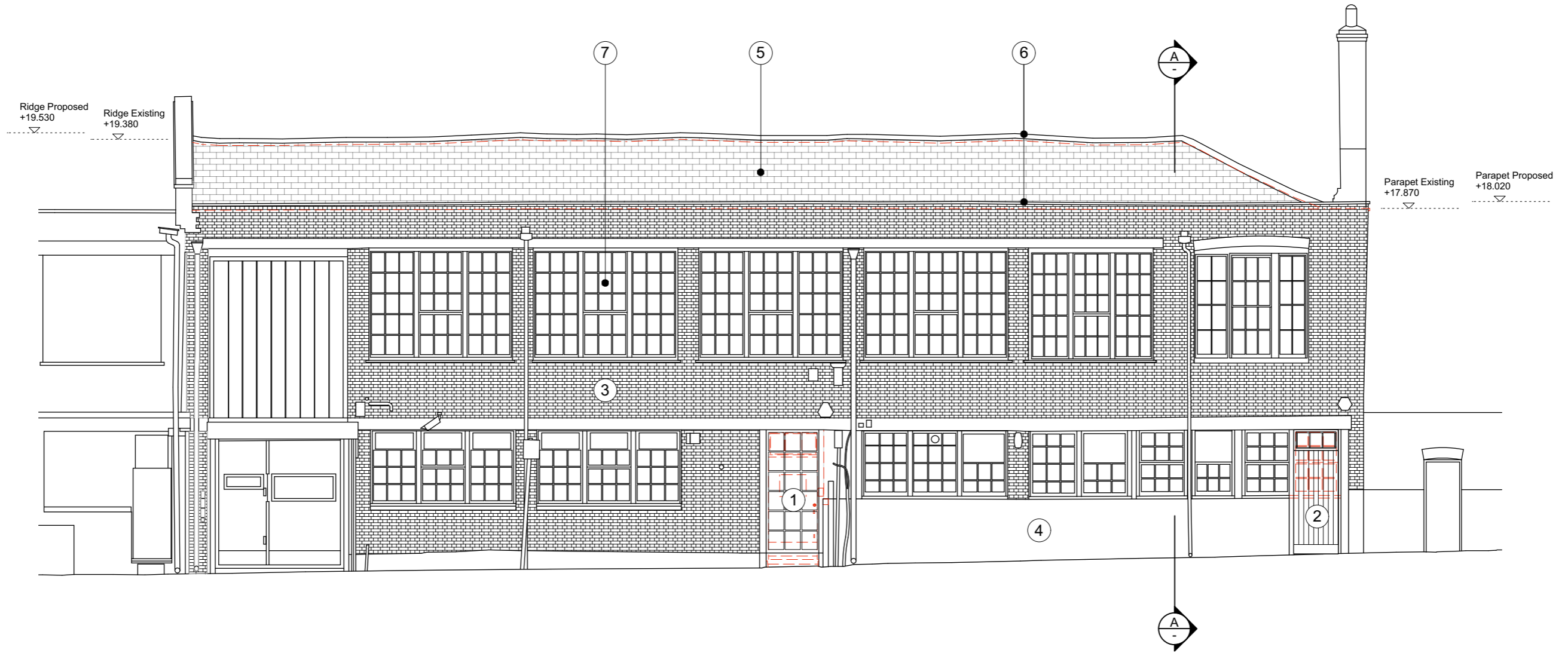
REPLACE EXISTING DOOR WITH GLASS DOOR



3.2  
PROPOSED PLANS  
ROOF PLAN

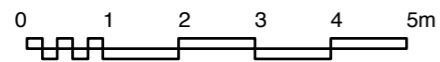


# 4.0 PROPOSED FRONT ELEVATION



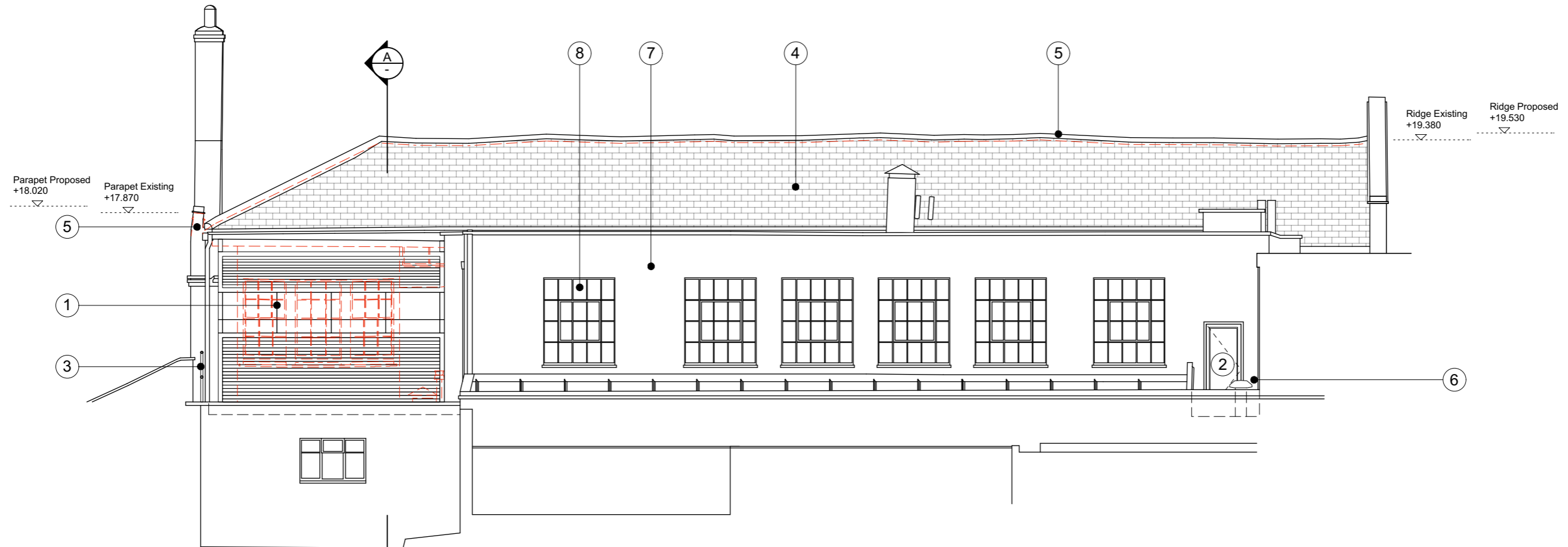
1 FRONT (NORTH-EAST) ELEVATION  
Scale: 1:100

- 1 REPLACE EXISTING DOOR WITH FULL-HEIGHT WINDOW TO MATCH EXISTING WINDOWS, RENDER PLINTH TO MATCH EXISTING
- 2 OMIT WINDOW, ENLARGE OPENING FOR NEW TIMBER DOOR
- 3 EXISTING BRICKWORK
- 4 EXISTING RENDER
- 5 NEW ROOF TO MATCH EXISTING IN SLATE TILES
- 6 RIDGE AND PARAPET RAISED BY 150MM TO ACCOMMODATE NEW INSULATION
- 7 EXISTING TIMBER WINDOWS



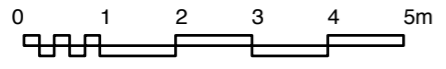


# 4.1 PROPOSED REAR ELEVATION



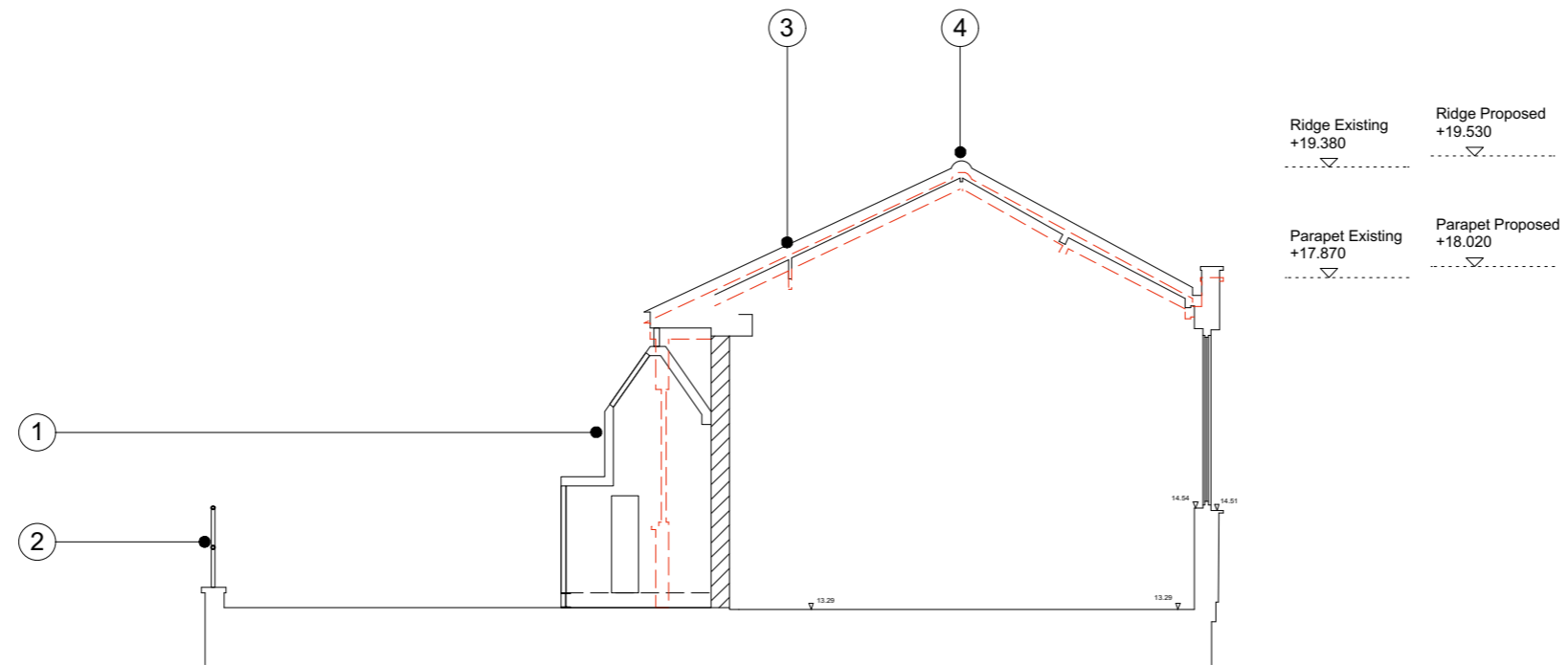
② REAR (SOUTH-WEST) ELEVATION  
Scale: 1:100

- ① NEW PLANT ENCLOSURE AS PER EMTEC DETAILS - REFER TO NOISE SURVEY - DRAWING. QF/9847/GA3
- ② NEW GLASS DOOR
- ③ NEW BALUSTRADE
- ④ NEW ROOF TO MATCH EXISTING IN SLATE TILES
- ⑤ RIDGE AND PARAPET RAISED BY 150MM TO ACCOMMODATE NEW INSULATION
- ⑥ NEW ROOF VENT FOR VENTILATION
- ⑦ EXISTING BRICKWORK
- ⑧ EXISTING METAL WINDOWS

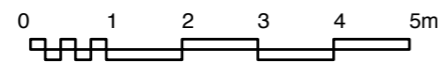


## 4.2

### PROPOSED PLANT ENCLOSURE SECTION



1 SECTION A-A  
Scale: 1:100



- 1 NEW PLANT ENCLOSURE AS PER EMTEC DETAILS - REFER TO NOISE SURVEY - DRAWING. QF/9847/GA3
- 2 NEW BALUSTRADE
- 3 NEW ROOF TO MATCH EXISTING IN SLATE TILES
- 4 RIDGE AND PARAPET RAISED BY 150MM TO ACCOMMODATE NEW INSULATION



## 5.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan for 21-20A Brownlow Mews comprises the London Plan (March 2016), together with the Camden Core Strategy and Camden Development Policies.

Other documents that are material considerations include the National Planning Policy Framework (February 2019), Planning Practice Guidance and Supplementary Planning Documents prepared by both the Greater London Authority and the London Borough of Camden.

This section provides a brief review of the relevant national, regional and local planning policies and outlines how the proposals accord with them.

### 5.1 NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is a 'presumption in favour of sustainable development', which for decision-taking means that local authorities are encouraged to approve development proposals that accord with the development plan without delay.

One of the key objectives of the NPPF is to support sustainable economic growth, requiring local planning authorities to plan pro-actively for the development needs of business and ensure that planning policy expectations do not create barriers to investment. The NPPF also attaches great importance to the design of the built environment, noting that good design is a key aspect of sustainable development that should contribute positively to making places better for people.

The proposed refurbishment and minor external alterations of 21-20A Brownlow Mews accords with these NPPF objectives by providing modern, fit-for-purpose office space to support business investment and significantly enhancing the visual appearance of the existing building through façade improvements.

### 5.2 LONDON PLAN (MARCH 2016)

The Mayor's London Plan was adopted in March 2016 and provides the consolidated spatial strategy for London. The London Plan sets out a number of strategic objectives which are relevant to the proposals for 21-20A Brownlow Mews.

#### 3.2.1 London's Economy

Policy 4.2 of the London Plan provides general support for the provision of office space to "improve London's competitiveness....., including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises", and gives special encouragement to the "renewal and modernisation of the existing of office stock in viable locations to improve its quality and flexibility".

The site lies within the Central Activities Zone and adjacent to the Farringdon/Smithfield Intensification Zone defined by the London Plan, where economic investment and the provision of new and improved of office space is encouraged. The expansion and enhancement of the office space at 21-20A Brownlow Mews is therefore fully supported by the London Plan.

### 5.3 SUSTAINABLE DESIGN AND CONSTRUCTION

Policy 5.3 of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new development.

The proposals for 21-20A Brownlow Mews are not of sufficient scale to trigger the London Plan's sustainable design and construction standards for major development, however the design of the refurbishment and extension has been carefully considered to reduce the energy, waste and water consumption of the building wherever possible.

Policy DP22 seeks to minimise Camden's contribution to climate change by promoting higher environmental standards in design and construction. The design of the refurbishment has been carefully considered to address environmental objectives through a variety of measures, including low energy light fittings, zoned heating systems and use of green, non-toxic materials.

The proposed development benefits from its excellent local public transport opportunities. Nearby London underground and bus services provide easily accessible routes from the application site into all areas of London and other destinations.



## 5.0 PLANNING POLICY

### 5.4 MASSING & APPEARANCE

As highlighted within this document, it is proposed that the rear elevation at first floor level will be adapted slightly to accommodate the new and improved M&E installations within the building.

The existing bay window on the rear elevation will be omitted and a new plant store is proposed to be constructed in its place on the flat roof. The design of the plant enclosure has been carefully considered to sit below the projecting eaves and the form has been angled so as to minimise its visual impact on the neighbouring properties. There is also a proposed balustrade to be installed to the perimeter of this flat section of roof to allow for proper and safe access to the plant store for maintenance purposes.

In order to improve the thermal performance of the existing, uninsulated pitched roof, the roof level needs to be raised slightly to accommodate a new layer of insulation. Consequently, the proposed design raises the ridge to the pitched roof and the surrounding parapets to the North-East and North-West elevations by 150mm.

The remainder of the works, including new and replaced access doors and a new window do not effect the massing of the existing building.

### 5.5 EXTERNAL WORKS

- Repair, clean and redecorate existing façade to match existing to enhance streetscape
- Replacing the existing pitched roof with a new pitched roof to match existing, all in slate tiles to better suit surrounding area
- Repair and redecorate existing windows to enhance streetscape

### 5.6 AMENETY

In line with the requirements of Policy DP26, the proposals for 21-20A Brownlow Mews have been developed to protect the quality of life of occupiers and neighbours with respect to visual privacy and overlooking; overshadowing and outlook; odour, fumes and dust; waste storage, recycling and disposal; and sunlight / daylight levels.



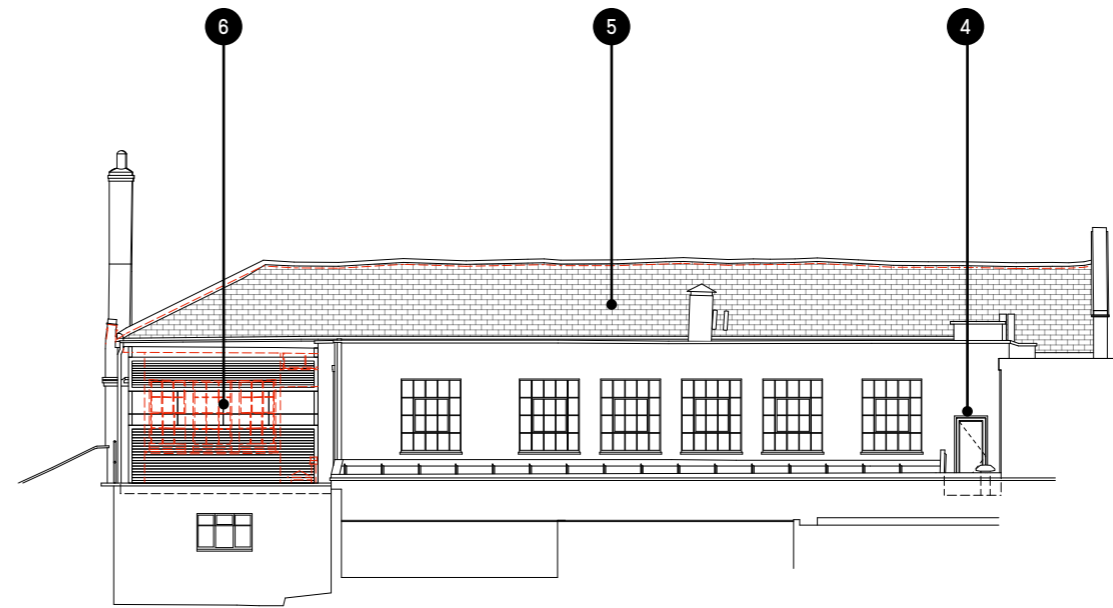
**Figure (top):** Aerial view from East.



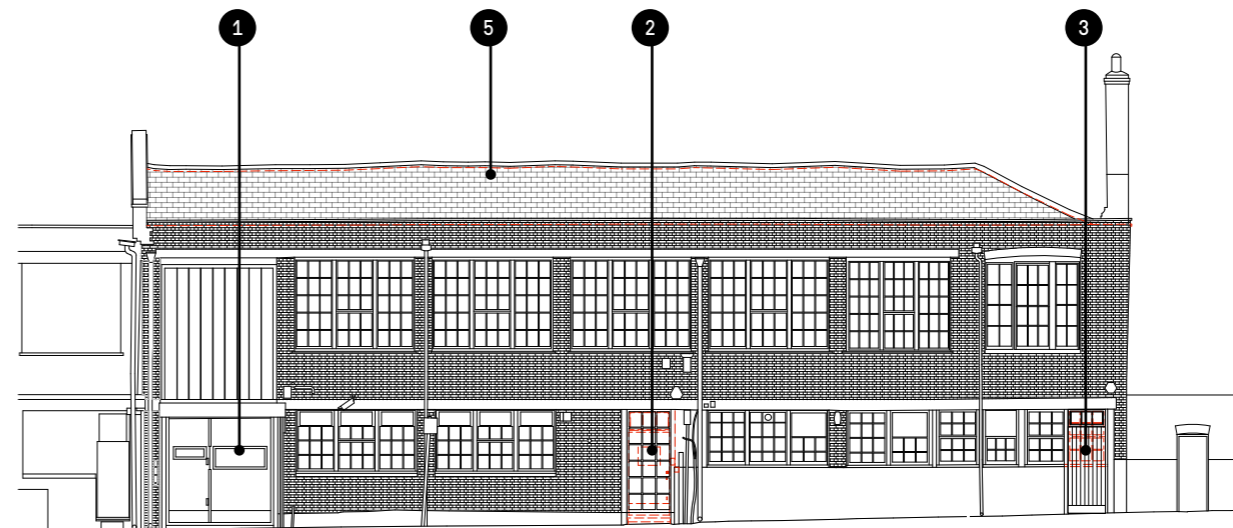
## 6.0

### FACADE TREATMENT + MATERIALS

1. Existing door to be retained and repainted
2. Existing door to be replaced with full-height window to match existing
3. New timber door to front elevation
4. Replace existing door with new glass door
5. New slate roof tiles
6. Acoustic panels and mesh grilles as specified by EMTEC in polyester powder coated finish



FRONT ELEVATION



REAR ELEVATION



EXISTING FRONT DOOR AND FEATURE WINDOW



# 7.0

## PDA - PLANT ENCLOSURE DETAILS

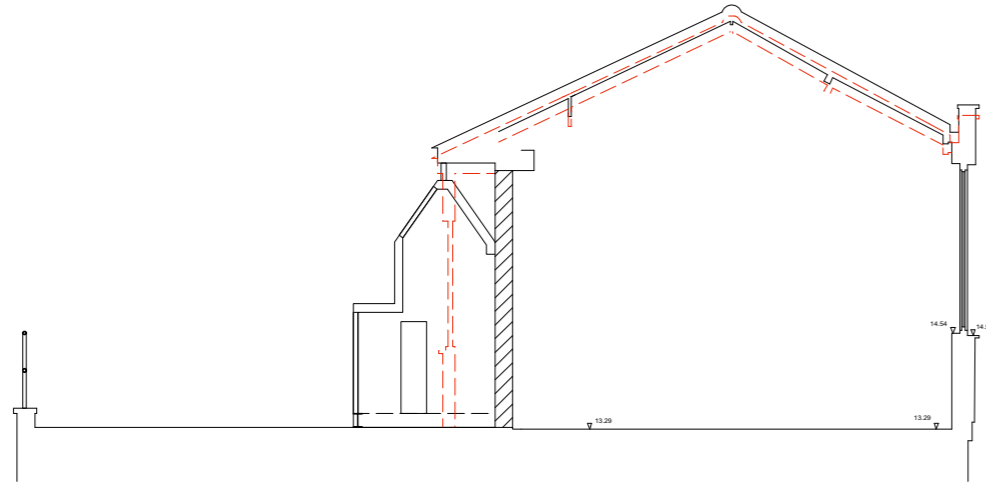


Figure (above): Proposed plant room enclosure situated beneath pitched roof eaves - Section A-A.

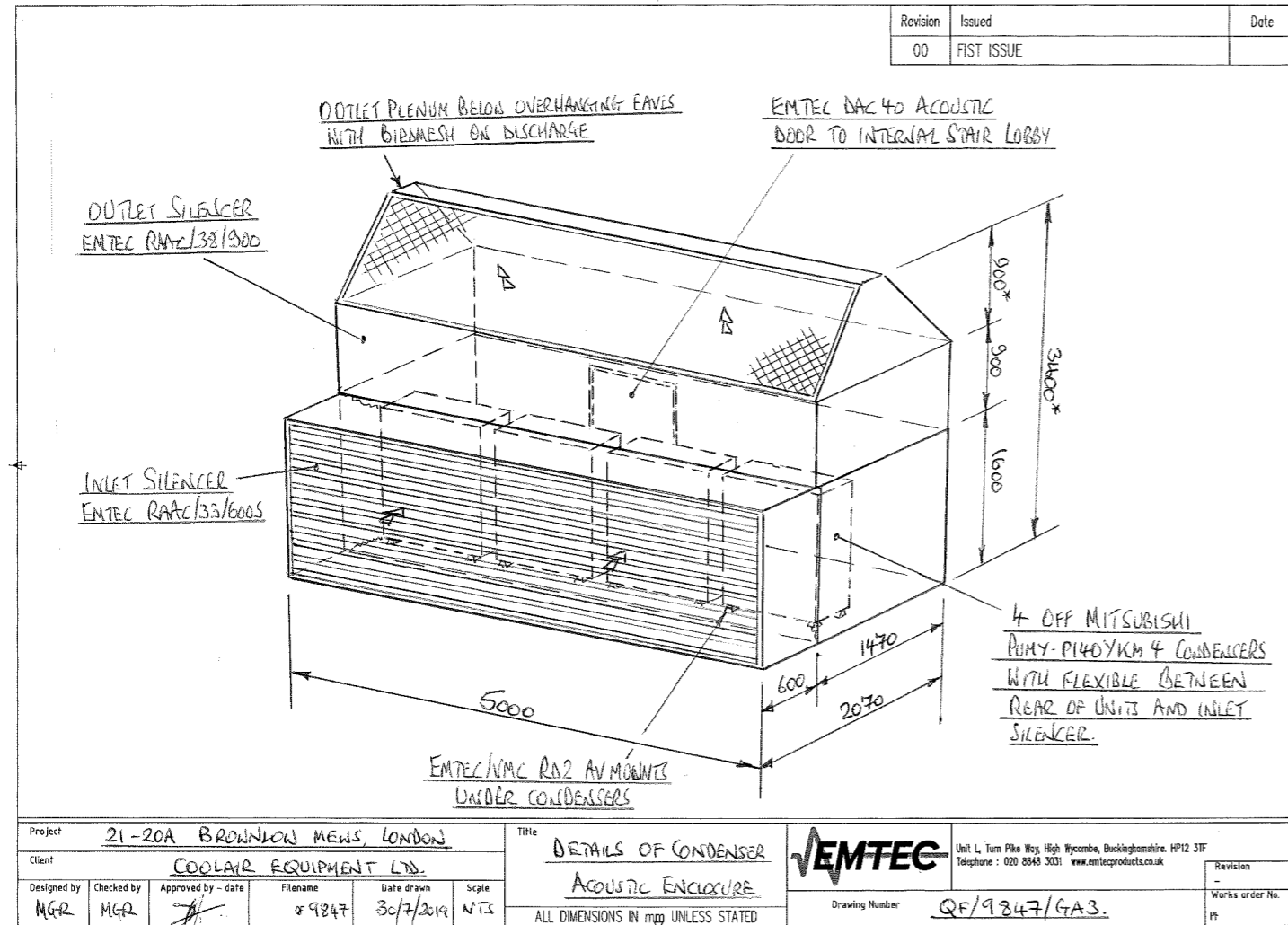


Figure (above): Proposal for plant room enclosure by EMTEC following results from noise survey - Acoustic Report drawing ref. QF9847/PF6541/RP1A.

### PUMY-P140YKM2 Heat Pump Outdoor Unit

PUMY - OUTDOOR UNIT		PUMY-P140YKM2
CAPACITY (kW)	Heating (nominal)	18.0
	Cooling (nominal)	15.5
	Heating (LJK)	14.9
	Cooling (LJK)	14.3
POWER INPUT (kW)	Heating (nominal)	4.47
	Cooling (nominal)	4.52
	Heating (LJK)	3.98
	Cooling (LJK)	3.03
COP / EER (nominal)		4.03 / 3.43
SCOP / SEER (system)		3.61 / 5.60
Max no. OF CONNECTABLE INDOOR UNITS		12
MAX CONNECTABLE CAPACITY		50-130% OU Capacity
AIRFLOW (m³/min)		110
PIPE SIZE mm (in)	Gas	15.88 (5/8")
	Liquid	9.52 (3/8")
SOUND PRESSURE LEVEL (dBA)		51
WEIGHT (kg)		125
DIMENSIONS (mm)		
Width		1050
Depth		330+30
Height		1338
ELECTRICAL SUPPLY		380-415v, 50Hz
PHASE		Three
STARTING CURRENT (A)		5
NOMINAL SYSTEM RUNNING CURRENT (A)*		6.79 / 6.87 [13.0]
HEATING / COOLING [MAX]		
GUARANTEED OPERATING RANGE (°C) Heating / Cooling		-20-15 / -5-46
FUSE RATING (BS88) - HRC (A)		1 x 16
MAINS CABLE No. Cores		4 + earth

### DIMENSIONS

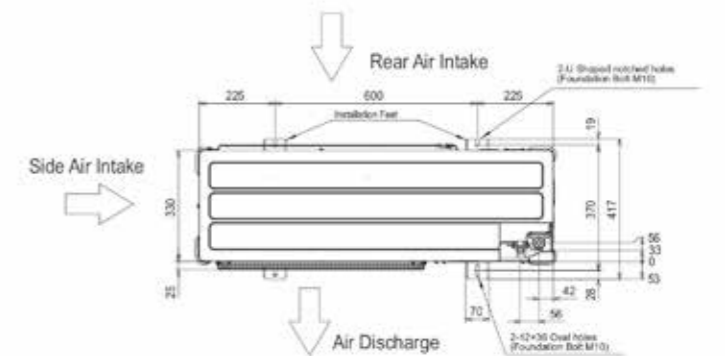
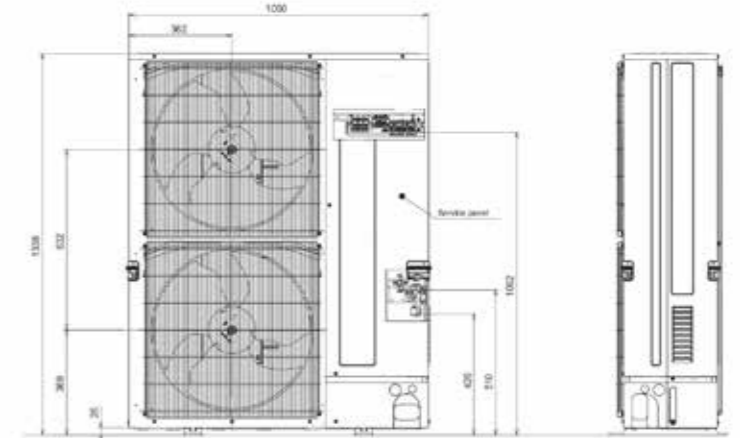


Figure: Proposed condensing units located within plant enclosure as per Peter Deer and Associates spec.

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