

Design and Access Statement

Replacement of fixed pane window units with opening type: Flats 2 and 3, 4-6 Brownlow Mews, London WC1N 2LD

28 July 2022

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1.0 Generally

- 1.1 Planning permission was granted to add two floors of residential floorspace to the existing property at 4, 5 and 6 Brownlow Mews on 16th July 2007. (Planning ref: 2006/4706/P). The works were subsequently carried out and new apartments sold during the course of 2010.
- 1.2 In 2011 windows on the second floor flat were replaced (Planning ref: 2011-0984-P)
- 1.3 Flats 2 and 3 on the first floor have no opening windows in the lounge/kitchen or bedrooms. Natural ventilation is provided by doors only, with the door set next to full-height fixed pane glass windows. The doors do not allow sufficient air management, and the internal temperature is frequently excessive.
- 1.4 On the SW elevation there is a year-round problems of solar gain. On 19 July 2022 a temperature of 35 degrees Celsius was recorded at 8pm. Whilst not a new situation, the environment is uncomfortable and detrimental to the health of the building and its occupants.
- 1.5 The front of the properties on the first floor have balconies that overlook Brownlow Mews. The balconies are enclosed by an original parapet wall of height 1220mm. It is proposed to replace the fixed pane windows with windows that open at half height. Courtesy of the balcony wall, the additional horizontal frames will not be visible from street level, providing an unaltered perspective to this conservation area.

2.0 Design and Appearance

- 2.1 It is proposed to replace the existing fixed pane glazing with units from the same manufacturer (Nordan) and to ensure a consistent look. Frames will have an external paint finish to match the existing units.

3.0 Access

- 3.1 Building access remains unaffected by this work