

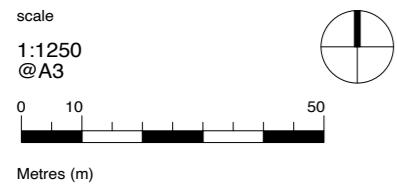
**4 Brunswick Mews
London, W1H 7HB**

Planning, Design and Access Statement



FEBRUARY 2021

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This Planning, Design and Access Statement has been prepared by Johanna Molineus Architects as part of an application that seeks planning permission for proposed works to 4 Brunswick Mews, London, W1H 7HB.

The proposed works include for

- Replace the four existing white PVC framed windows to the first and second floor of 4 Brunswick Mews with flush fitting traditional white painted timber frame casement windows.

Westminster City Plan (November 2016), the National Planning Policy Framework (NPPF 2018) and the Portman Estate Conservation Area Appraisal and Management Strategy have been consulted throughout the design process.

The replacement of out of place PVC windows in a poor condition follows an established pattern of reinstatement of traditional painted timber frame windows on the mews and the nearby mews (including Wythburn Place, Clenston Mews, Montagu Mews South & Quebec Mews).

Site and context

Existing site and building



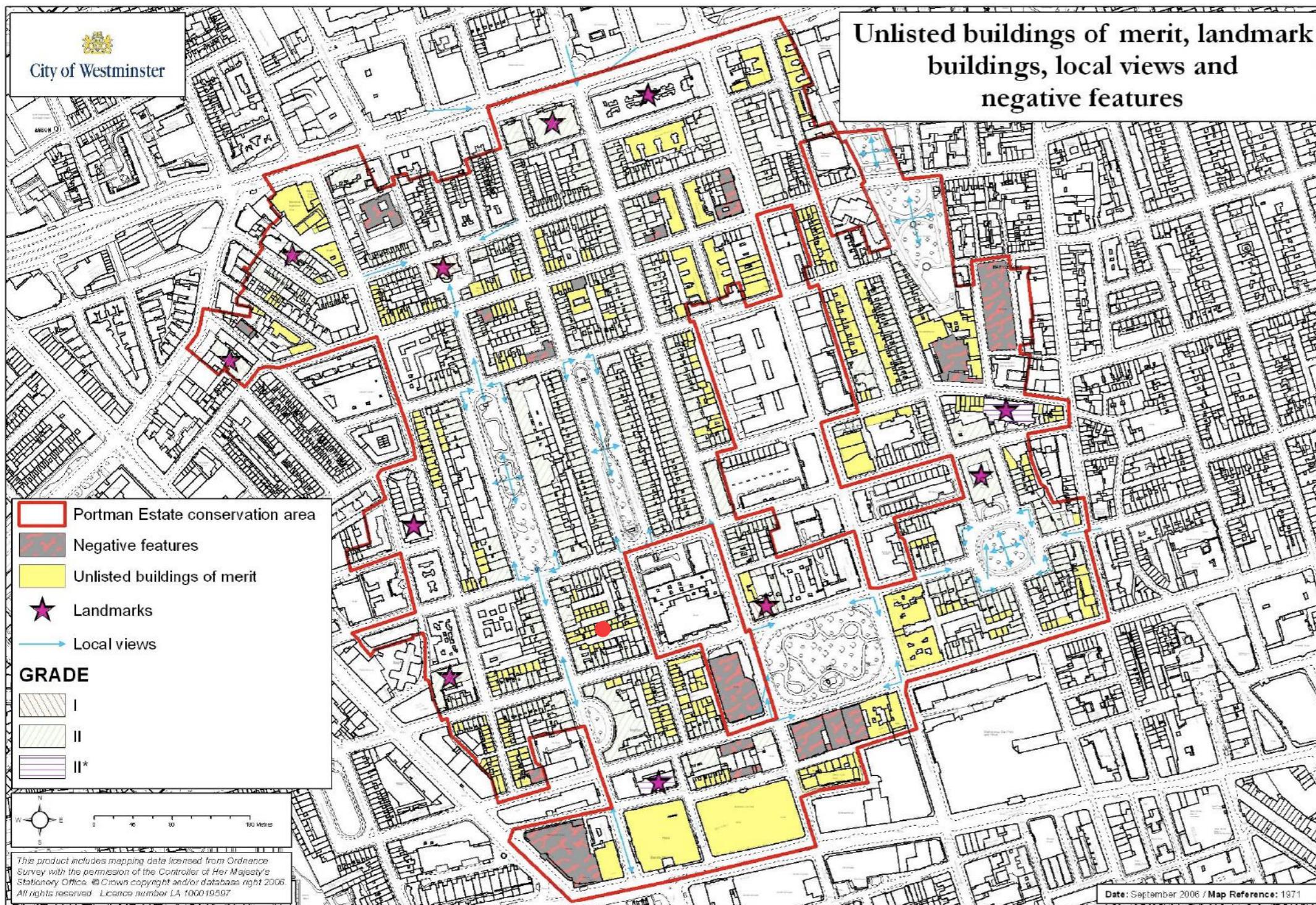
Brunswick Mews is one of a series of mews in the block and is accessed by Great Cumberland Street. Three to seven storey properties (a number of them being Grade II listed) make up the perimeter of the block which the mews historically serviced.

In World War II, a high explosive bomb is recorded falling directly onto Brunswick Mews, resulting in the buildings having to be rebuilt. This accounts for the mid century and newer brick properties to the south side of Brunswick Mews and also the charming variation in the properties.

The Mews contains two and three storey, painted and rendered brickwork properties with a mixture of mansard and parapet roofs. The road surface is cobbled and parking is restricted. The properties are now mainly used for residential purposes.

The use of PVC framed windows in the properties has been a common development in works to these properties but is insensitive to the historic fabric of this context. A number of recent developments have a focus on remedying this with more traditional timber frames or higher quality metal frames which may be contemporary but maintain a careful sensitivity.





4 Brunswick Mews is not a listed property but sits within the Portman Estate Conservation Area.

Situated in the boundaries of Marylebone, which was once covered with forest and marshland, the estate originally comprised about 270 acres and now contains a variety of buildings from different centuries, from many examples of Mews to the grand terraces of Bryanston Square.

The Portman Estate Conservation Area Audit was adopted in March 2003 and considers Brunswick Mews as an "Unlisted building(s) of merit". It also refers to mews in the conservation area below.

Mews

3.20 The Portman Estate Conservation Area is characterised by a variety of mews which are a key component of the historic form and development of the area. Many are of particular historic significance. These are important in terms of the planned layout, the facade detailing and the uses taking place in them. The mews are the lowest order of the surviving historic buildings, originally service roads supporting the activities in the principal properties. They are either two or three storeys in height, constructed of brick, and generally simply and robustly detailed. A selection of these are described below.

With regard to Brunswick Mews, it retains much of its essential mews character, being a narrow, shared surface fronted by small scale, two- to three-storey mews buildings with ground levels indicating previous stables and garaging.

3.0 Design proposals

Design proposal



Aerial images of the rear of 4 Brunswick mews.

The proposal looks to replace the four existing white framed double glazed PVC windows to the rear of the property with traditional timber frame casement windows with slimlite double glazing.

It is proposed to replace the inappropriate PVC windows with flush fitting traditional timber frame casement windows that are in keeping with the traditional style and character of the context. This is also with an intent to reinstate the heritage of the mews.

There is no change to the access to 4 Brunswick Mews and no internal works are proposed.



Front elevation of 4 Brunswick Mews, traditional white painted timber frame sash windows.

3.0 Design proposals

Use and layout

Use

There is no change in use.

Scale/amount

This proposal refers to four PVC framed windows to the rear elevation at first and second floor level. There will be no change to the openings.

No additional volume/area is proposed as part of the scheme.

Appearance

The scheme proposes minimal alterations to the external envelope (rear elevation) to preserve the historic and uniform characteristics of the mews. The proposed alterations are to reinstate. The proposed traditional windows place the existing with the intent to unify the rhythm of the rear of property with a careful sensitivity to the historic mews context.

Access

The access to the property will not change.

4.0 Planning context

Planning policy

The National Planning Policy Framework (NPPF 2018), Westminster City Plan (November 2016), and the Portman Estate Conservation Area Audit have been consulted throughout the design process.

The development proposal adheres to these national and local planning policies and guidance to ensure the scheme is appropriate in terms of scope and design in relation to:

- the replacement of the PVC framed windows with white painted flush fitting traditional timber frame casement windows
- the impact on the mews as a heritage asset

The replacement of the existing windows with traditional timber frame sash windows with slimline double glazing is in line with

- Westminster City Plan 5.3
Conservation of the existing built environment is inherently sustainable because it retains the energy and materials embedded in buildings and spaces. Demolition and redevelopment necessarily requires a significant input of energy and materials. Existing buildings, including listed buildings, can be adapted and upgraded to improve their environmental performance and reduce their carbon footprint.

- Westminster City Plan : POLICY S25 HERITAGE requires works to both preserve the historic environment and complement local character. The impact of the development on the mews will be minimal with the windows sensitively retaining the key historic characteristics with minimal adaptation.

Also, with the consideration of (General Permitted Development) Order 2015. There is no "Article 4" directive for the Portman Estate, so permitted development rules apply. Therefore permitted rights for replacement of existing windows in the must be in accordance with Part A of the (General Permitted Development) Order 2015 - Schedule 2.

4.0 Planning context

Planning history



13 Brunswick Mews: the existing garage doors and access door have been replaced with a series of white painted timber frame sash windows and a new access door.

(2004)



15 Brunswick Mews: there have been external alterations including the installation of white painted timber frame juliette balconies to the front and rear at first floor level. Also, a new white painted timber frame window has been introduced and the doorway has been blocked up.

Planning history for 4 Brunswick mews is as follows:

4 Brunswick Mews 20/04352/FULL (2020)

Use of the garage as habitable accommodation as part of the existing dwellinghouse (Class C3); alterations to the garage door to provide glazing to ground floor; and alteration of existing entrance door.

There have however been alterations to the property over the years. Originally, it is understood that, the windows both to the front and rear of this property would have been traditional timber frame windows (in keeping with the immediate historic mew context).

Planning permission was similarly granted for external alterations:

14/02673/FULL - 14/15 Brunswick Mews

04/04324/FULL - 13 Brunswick Mews

04/07842/FULL - 8 Brunswick Mews

Relevant planning history for surrounding properties include:

14 & 15 Brunswick Mews 14/02673/FULL (2014)

Use of 14 and 15 Brunswick Mews as one residential unit (Use Class C3) with associated external alterations including the installation of Juliette balconies on the front and rear elevations at first floor level. (SITE INCLUDES 15 Brunswick Mews)

13 Brunswick Mews 04/04324/FULL (2004)

External alterations to front of building.

8 Brunswick Mews 04/07842/FULL (2005)

Alterations, including substantial demolition and rebuilding of front facade and erection of additional storey to create three-storey single family dwelling with a single garage.



14 Montagu Mews South: the existing garage door on the right hand side has been replaced with a set of sash windows and detailing that retains the character and rhythms of the property.
(2014)



5 Wythburn Place: the front facade of this property has been entirely demolished and rebuilt to the current condition in the style and character of the surrounding mews examples. All windows and doors are painted timber framed in a traditional style.
(2010)



Photograph of condition of the series of four white PVC framed windows from restricted roof access.



6.0 Conclusion

The scheme proposes to replace the existing white PVC framed windows to the rear of the property with flush fitting traditional white painted timber frame casement windows with slimlite double glazing. This is a proposal that will greatly improve the quality of both the internal space and the external sensitivity to the historic mews context.

The simple traditional design of the replacement windows purposefully minimises any impact on the historic nature of the mews and follows an established pattern of development seen in similar development on the mews.

The proposal has been designed in adherence to national and local planning policies, is respectful of the conservation area and provides additional residential accommodation within the borough. Accordingly we trust planning permission will be granted for the scheme.