**Amended Design Statement**

**Flat 56 Bloomsbury Mansion 13-16 Russell Square London WC1B 5ER**

The property Flat 56 is a top floor apartment spilt over the seventh and eighth floor of Bloomsbury Mansions. The building 13-16 Russell Square is located on the corner of Russell Square and Bedford Way. The property is not listed nor within a conservation area. The applicant’s property has a large roof terrace with and existing UPVC conservatory.

**Previous Approved Planning Application**

Flat 58 Bloomsbury Mansion 2022/0656/P approved 21/03/2022

This has been approved with dark grey slate tiles and roof windows, the aluminium Windows and Doors have been approved in Dark grey.

**Replacement of existing Conservatory Frames and Roof**

The approved permission is to replace the existing conservatory frames and roof.

This proposed amendment is a replacement only with no alteration to the existing footprint or height. There will be no change of use with this application and the proposed will still be used as a conservatory.

The proposed amendment to the conservatory is the same 9.45m in width and 6.15m in length, the eaves and ridge height are 2.5m and 2.8m respectively. The side windows and doors will be fully glazed as approved to give a simple neat appearance, the framing will be a black aluminium and the glazing will be energy efficient ‘A’ Rated as approved.

The roof size and design will be as the existing permission, constructed with a Guardian Warm roof which will reduce the overall weight of the new structure, increase thermal efficiency and to provide a solid feel to the roof. Dark grey power coated Velux roof windows and a fully glazed ‘A’ Rated panel will be installed within sections of the roof.

Proposed elevations have been attached to this amendment application. The existing side and rear wall are currently rendered blockwork, these will be retained as approved.