

9th April 2025

**Design and Access Statement**

Flat 10, 29-31 John's Mews, WC1N 2NS

**Proposed minor alterations to rear balcony area****01 Introduction**

This Design and Access Statement has been prepared in support of a Full Planning application for the above property, and to be read in conjunction with drawings. The proposals relate to minor works to the balcony area of the flat on the 4th Floor of the building.

**02 The Site**

The site comprises a five-storey building located on the north side of Johns Mews. It is currently sub-divided into 10 self-contained flats. The flat that is subject to this application is located on the top (fourth) floor. The site is not listed but lies within the Bloomsbury Conservation Area.

A planning permission was previously submitted for a roof terrace above the flat (ref: 2012/0240/P), which was granted permission on 27th March 2012.

**03 Proposed Design**

The proposed alterations comprise the following:

- New sliding doors to replace existing french doors to balcony
- Enlarged opening between balcony and roof terrace
- New stairs to replace existing stairs from balcony to roof terrace
- Additional metal guarding to protect from falling

The alterations are proposed to provide safer access to the roof terrace, which is currently accessed via a steep alternating tread stair through an opening that is not long enough to pass through comfortably. As the stairs will extend further past the windows/doors from the flat to the balcony, a new door arrangement with 3 sliding panels is proposed.

**04 Heritage Statement**

The alterations proposed in this application represent very minor changes to the appearance of the building, in a location which is hardly visible from street views. As such they will have a neutral impact on the Conservation Area.

**05 Summary**

This application is for very minor alterations to the rear of the building to improve the safety of access to a roof terrace which has already been granted planning permission.

We respectfully request that you grant planning permission.