

DESIGN AND ACCESS STATEMENT

47 Mecklenburgh Square, London, WC1N 2AB

This Design and Access Statement has been prepared by Rapleys on behalf of Goodenough College, in support of the application Listed Building Consent for works to the balcony at no. 47 Mecklenburgh Square.

This Statement should be read in conjunction with the Covering letter (Rapleys), existing and proposed plans (CBP Architects), the Method Statement (CBP Architect) and Structural Report (CBP Architects), submitted in support of the application.

The current application seeks Listed Building Consent for repair and restoration works to the balcony at the Grade II listed building. The site is located within the Bloomsbury Conservation Area.

The proposal will preserve and enhance the historic fabric of the listed building and the building's position within the Conservation Area; these matters are fully explored in the covering letter submitted alongside the application.

Use

The application site relates to the property 47 Mecklenburgh Square, which currently comprises a number of flats within residential use. The proposals will not result in a change to the use or operation of the building.

Amount

The proposed works relate to the repair and restoration to the first floor balcony to the front elevation of the property. For additional information on the proposed development, please refer to the covering letter, structural report, and method statement.

Layout

There would be no alteration or impact to the existing layout as a result of the proposals.

Scale

There would be no change to the scale of the existing building as a result of the proposals.

Landscaping

The proposal does not involve any landscaping works.

Appearance

47 Mecklenburgh Square forms part of a row of 5 Grade II listed houses.

The balcony structure comprises ornate cast iron cantilever brackets that are embedded in the front wall of the property, projecting approx. 780mm from the wall. The balcony has 6no. support brackets, supporting the stone slab balcony. The stone slabs are currently finished with mastic asphalt, which is not considered to be original. The balcony has cast iron balustrade, with infill decoration to the top and bottom rails, supported by structural balusters at each end, also supporting the cast iron handrail. The repair and restoration works to the balcony have been designed to ensure minimal impact on the appearance of the building.

Access

The site is accessed from Mecklenburgh Square and has no off street car parking. Pedestrian access to the site is obtained via the main entrance on the front elevation, fronting onto Mecklenburgh Square.

There will be no impact on, or alterations to the access arrangements, which will remain as existing.