Design & Access Statement
& Fire Risk Statement

For

Replacement roof top conservatory

At

Flat 58, Bloomsbury Mansions
(seventh/eighth floors)
13-16 Russell Square
London WC1B 5ER

Prepared by

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Design & Access Statement

The property Flat 58 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 with the apartment facing the later.

The property is not listed or in a conservation area

The statement covers the replacement of roof top conservatory located on the eighth floor

Design

The works proposed is to replace the existing conservatory structure which is currently constructed of polycarbonate roof panel and an old double glazed window which are all past their useable life. The current construction is totally unsustainable with the room being extremely cold in the winter and extremely hot in the summer.

The proposal would allow for a new solid roof with rooflights to the rear with a glazed flat roof and glazed front elevation all to make the profile of the existing structure. This would enhance the property and provide the necessary upgrade in insulated materials to ensure no further extreme temperature changes in the building. An existing glazed structure inside will also be removed which was added previously to help the heat loss/gain

Use

'What buildings and space will be used for'

The existing property is a large residential mansion block spread over eight floors with a basement

This application will not change the use of the property.

Amount

'How much would be built on the site'

The proposal replacement structure would replicate the current footprint of the conservatory and will therefore not extend past these lines

Layout

'How the Building, public and private space will be arranged on the site and the relationship between them and the buildings and spaces around the site'

The proposed replacement structure is located on the eighth floor of the building and is accessed by the internal staircase of the main part of the flat below.

Scale

'How big the buildings and spaces would be (their height, width and length)

No additional space will be provided.

The new roof will be constructed at the same level as the existing and will have an overall length of 9.4m and a width of 5.65m wide. Eaves level at the front and back will remain at 2.7m high and the ridge height will remain at 3.7m off the roof level.

Landscaping

'How open spaces will be treated to enhance and protect the character of a place'

The existing property has a roof terrace which is located in front of the conservatory which is current laid with rubber tiling. This will be retained and new loose planter boxes will be installed to enhance the space.

Appearance

'What the building and spaces will look like for example, building materials and architectural details'

The new pitched roof structure will be constructed with lightweight Eternit slate in order to reduce the overall weight of the new structure and provide the solid feel to the roof. Dark grey powder coated aluminium rooflights will be installed in the rear slope.

The conservatory element of the structure will be double glazed with solar reflective glazing Low E glass to improve the thermal properties. The front elevation will have

a large section of sliding doors formed of 6 panels with two fixed panels to the centre to provide an openness to the terrace. All the conservatory and doors will be constructed from dark grey powder coated aluminium framework with the doors having a Crittal style appearance.

The existing side and rear wall are currently rendered blockwork and these will be retained and additional insulation added to the inside.

Access

Access arrangements will not change as part of this application. The property has a passenger lift which serves all floors up to seventh with an internal stair giving access to the eighth floor.

Fire Safety Statement

The property is current spread over eight floors with a basement with between 4 to 8 residential apartments per floor level, with a total of 58 apartments.

The property currently has a fully operational fire detection and alarm system throughout the communal areas including all corridors and staircases. The current alarm system does not connect to the individual apartments. There is a current fire risk assessment in place for the building which is due to be renew in the near future.

Fire exits are via the front and rear stairs and a lift for fire fighters is also located at the rear. The property is also serviced with a dry riser

The works proposed are mainly to the eighth floor conservatory with some minor changes to the layout on the seventh floor. A new smoke alarm system will be installed in the rebuilt conservatory which will be linked to the main area of the apartment below.

Means of escape from the seventh floor is via the main corridors and stairwells. Means of escape from the eighth floor is either via the apartment or alternatively across the main roof to the service staircase at the rear of the property.