

Design & Access Statement

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

The property Flat 56 is a top floor apartment split 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 an existing white upvc conservatory.



Previous Planning Applications

There are no relevant previous planning applications listed on the LA planning search page, however the neighbouring properties flats 58 and 57 have both had applications approved for similar applications.

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

Flat 57 Bloomsbury Mansion 2018/0778/P approved 09/04/2018

The Proposal

Proposed replacement of existing conservatory frames and roof

Design

The proposed is to replace the existing conservatory frames and roof, the existing roof is polycarbonate, and the frames are very dated upvc and in disrepair. The existing conservatory is extremely cold and expensive to heat. The frames are draughty which is a problem at 8th floor level and has a considerable amount of condensation which is causing a health problem. The existing unit needs replacing.

The proposed 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 so the applicants family can sit and enjoy the roof terrace, all be it with better quality insulation and glazing so the room can be used all year round.

The proposed replacement conservatory is 9.45m in width and 6.15m in length, the eaves and ridge height are modest at 2.5m and 2.8m respectively. The side windows and doors will be fully glazed to give a simple neat appearance, the frames will be white aluminium and the glazing low E to help reduce heat loss and lower the carbon footprint. The roof design will be as existing but with white

aluminium insulated roof panels to the lower section with solar controlled glazing to the upper section. There will be two roof vents within the glazed section of the roof. Proposed elevations have been attached to the application. The existing side and rear wall are currently rendered blockwork, and these will be retained

There are no proposed alterations to the existing roof terrace.

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. The existing and proposed replacement conservatory is and will continue to be accessed by the internal staircase of the main part of the flat below. The external doors of the proposed will have a low threshold to limit step over onto the existing roof terrace. All access during construction will be within the applicant's property.

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.