

22 August 2014

DESIGN & ACCESS STATEMENT.-

Re: ROOF EXTENSION OVER FLAT ROOF OF MAIN BUILDING. 293 GRAYS
INN ROAD LONDON WC1 X8QF

Use & Size: The building at 293 Gray's Inn Road is located at middle of a row of terrace buildings. The usage of the buildings varies from offices & cafes to residential units. The main building is five storeys including the basement.

The first, second and loft floors are used as three self-contained flats

It is proposed to add a small extension on the existing roof solely for fire escape purposes and water tanks for fire sprinklers and air conditioning units.

The roof extension is of low height so it is not visible from the main road.

1. **CHANGES:**

Roof extension for fire escape and water tank purposes.

2. **Massing:** The overall increase in floor area is 1%.

3. **Scale:** The roof extension is small in scale so is not visible from the road.

4. **Proportion:** The rear windows provided is for light and also vent to clear smoke from the landings and stairs.

5. **Rhythm:** The proposed changes to the rear part of building roof will not change the front outlook of this building. The buildings to the right are much higher in height than 293 Gray's Inn road.

6. **Materials:** The internal walls and floors are constructed of timber, floor boards and plaster boards. Sound proofing regulations will be satisfied according to Building Regulations. **The new external walls and windows will be similar to existing.**

7. **Landscape:** N/A –

8. **Highways-Existing access.** The area is served very well by buses and railways.
9. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE.