

ACCESS AND DESIGN STATEMENT

**Proposed formation of roof extension to 3rd floor flat at
31A Betterton Street, London WC2H 9BQ**

The existing dwelling is a self contained one bedroom third floor flat (top floor) with an asphalt flat roof over. The property is accessed from an internal single fire protected staircase and has an existing secondary means of escape in the event of fire via a trap door up onto the flat roof and thence across the adjoining neighbours roof to safety.

The reason for the proposed extension is to enlarge the existing flat by the provision of the new living room/kitchen, which by doing so, would enable the existing living room to become a second bedroom and the existing kitchen a further bathroom, therefore greatly improving the living accommodation for the occupants.

To achieve the above it was decided that the best approach would be to create another floor above the existing flat to accommodate the proposed living room/kitchen with a balcony to the rear. The balcony would be accessed from the living room to provide an outside sitting area with a planted garden feature and also have the added benefit of vastly improving the secondary means of escape.

The proposed extension would be constructed mainly within a new Mansard pitched roof with a dormer window facing Betterton Street, all to match the existing adjoining neighbouring roof to Betterton House, but with a small lead flat roof to the rear of the extension to give the necessary height to afford access to the new balcony, all to a scale and in materials sympathetic to the design of the existing building and neighbouring properties.

Owing to the nature of the existing flat no provision has been made for wheelchair access.