

# 246 Grays Inn Road

## Design and Access Statement

### Use of the Property

The property is currently let to students by Student Cribs Ltd as a 4 bed HMO. The area is popular for students and the location of the property is in close proximity to London School of Economics, University College London and Kings College London.

### Reason for upgrade works

As part of Student Cribs constant review of compliance of it's portfolio, this property was noted as not being compliant and a HMO inspection was carried out where it was identified an array of safety upgrades were required whilst taking into consideration the Grade II listed buildings character.

The specification collated in collaboration with an Environmental Health officer from Camden Council ensure that the highest levels of fire safety are being implemented as part of these upgrade works. There is no financial incentive for the landlord, the investment of money and undertaking of the works is purely to protect the occupants of the property and ensure compliance with fire safety and Camden Councils HMO regulations.

### Features of the site

The building has a Georgian frontage, Georgian window the front a rear with a shop front window that has been covered over for privacy. The property is terraced.

### Access to site

10 minutes away from Russell Square Station and 15 minutes from King's Cross St. Pancras Station, a bus stop is situated right outside the property. 30 minute journey on the Central Line to Westfield White City, or a 15 minute journey to Oxford Circus.

### Layout of proposed development

New fire rated wall to basement to form a protected escape route from this room to the lounge which will be protected with a BS compliant mist suppression sprinkler system.

New opening immediately from stairs to living with a FD-30 door. All doors and opening will be reconfigured to accommodate FD-30 doors with intumescent strips and self closing doors.

### Scale/Appearance

The external appearance of the building will NOT be affected and all features of historic/architectural merit will remain untouched.

### Conclusion

These works will not significantly affect the heritage asset and are essential to ensure the safety of tenants.

### Link to current photos of inside of property:

<https://student-cribs.com/en/london/246-grays-inn-road-camden/>