



# PATTERN

Design and Access Statement  
Fourth Floor  
222 Grays Inn Road  
London, WC1X 8NB

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# Design and Access Statement

## Fourth Floor

## 222 Grays Inn Road

### Overview

Pattern Design has leased office space on the Fourth Floor of 222 Grays Inn Road which is situated on the Eastern side of the street with windows onto the street-front of Grays Inn Road, windows to the North overlooking an open space for tenants, and windows to the East overlooking an internal light well. As part of the internal fit-out of the space it is proposed to site 2no. condenser units on the 7th floor roof level in the existing rooftop mechanical zone where other tenants have already installed a number of large units.

### Layout

The condensers are to be positioned as indicated in drawing PAT-DWG-063-1021 ROOF PLANT in the existing mechanical area. As seen in the attached figures, the units will be stepped back from the building edge following the approved positioning of the other existing units and will not be visible from the ground level. All DX pipework will follow exiting cable tray routes.

### Scale of the Proposal

The condensers service a small 6 sq.m server room which require much smaller units that the exiting roof plant.

### Landscaping

The proposed will be located on the roof and will not require landscaping work.

### Access

The proposed equipment will be located within all existing roof edge protection railings. Only qualified and trained personnel will be allowed access to this plant.

### Site Photos

FIG 01 - Looking south-east towards mechanical area.



FIG. 02 - Proposed location of condensers.

