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## **Design and Access statement**

**No: 94 Grays Inn Road WC1X 8AD**

**Note:** This document is to be read in conjunction with drawings no 1001

### **Introduction:**

No: 94 Grays Inn Road is consisting of a shop at ground floor and flats at upper floors. The subject of this application is retailing shop at ground floor. The building itself neither adds to or detracts from the character and appearance of the Conservation area.

There is existing entrance to the shop via side alleyway between shops @ 94 and 92 as shown in drawing 1001. There is a bus stop on the pavement just outside the shop.

The proposal is to block up the shop entrance from alleyway by new glazing and to have new door on front as shown in drawing 1001. Most of the shops and properties in the area seem to have entrances from front. There will be no increase in floor area.

Our proposal will not overlook or disturb or cause any harm to any of the neighbouring properties.

### **Appearance:**

The appearance is in keeping with the existing and surrounding dwellings. No change is proposed on roof or at first floor level or at other floors or inside shop.

### **Access:**

The existing access is via side alleyway but proposed access will be front by having new door.

### **Note that:**

- No new rain water pipes are to be introduced/ and or connected to existing.
  - No new foul sewage pipes are to be introduced/ and or connected to existing.
  - No trees are to be effected.
  - No hazardous materials are to be used or stored on site.
  - All works are to be executed during the allowed daily working hours.
  - All new glazing is to match existing.
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