



DESIGN & ACCESS STATEMENT

PROPOSED SHOPFRONT ALTERATION AT GROUND FLOOR SHOP NO.90 GRAYS INN ROAD LONDON WC1X 8AD

1. INTRODUCTION

NO:90 GRAYS INN ROAD IS CONSISTING OF A SHOP AT GROUND FLOOR AND FLATS AT UPPER FLOORS. THE SUBJECT OF THIS APPLICATION IS TO ALTER THE SHOPFRONT AT THE GROUND FLOOR SHOP THAT ITSELF NEITHER ADDS TO OR DETRACTS FROM THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

THERE IS EXISTING ENTRANCE TO THE RESTAURANT VIA SHOP @92 AS SHOWN ON DRAWINGS .THERE IS A BUS STOP ON THE PAVEMENT JUST OUTSIDE THE SHOP. THE PROPOSAL IS TO REPLACE THE FIXED PANEL GLASS FRONT WITH A 4 BIFOLD. 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.

2. 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.

THE INTENTION IS TO MATCH THE APPEARANCE OF THE EXISTING STRUCTURE AS CLOSELY AS POSSIBLE AND SO ALL THE MATERIALS PROPOSED WILL BE THE BEST MATCH TO THE EXISTING ADJACENT MATERIALS.

3. ACCESS

THE EXISTING ACCESS IS VIA NO.92 AT THE FRONT AND AN ADDITIONAL ENTRANCE WILL BE RE-INSTATED/ADDED AT NO.90 BY HAVING NEW BIFOLD DOORS.

4. CONSULTATION WITH OTHER NEIGHBOURS

DISCUSSIONS WILL TAKE PLACE ON ANY PARTY WALL RELATED MATTERS.

5. HERITAGE

THERE WILL BE MINIMAL ALTERATIONS TO THE FRONT ELEVATION OF THE BUILDING, THEREFORE THE STREET-SCENE WILL NOT BE AFFECTED. ALL MATERIALS, AS INDICATED ON SUBMITTED DRAWINGS WILL BE MATCHING AND/OR IN KEEPING WITH THE EXISTING MATERIALS USED WITHIN THE BUILDING. THE PROPOSAL WILL PROVIDE SUBSTANTIAL IMPROVEMENT TO THE USABILITY OF THE SHOP. CONSIDERING THE ABOVE, THE PROPOSAL WILL HAVE VERY MINIMAL IMPACT ON THE CONSERVATION AREA.

6. CONCLUSION

THE PROPOSAL PROVIDES A BETTER SPACE WITHIN THE LAYOUT OF THE EXISTING SHOP AND WILL PROVIDE A HIGH- QUALITY SPACE FOR A RESTAURANT. THE PROPOSED ALTERATION WILL HAVE NO IMPACT ON THE STREET-SCENE. THE IMPACT ON THE CONSERVATION AREA IS MINIMAL. THE DOORS WILL BE BUILT WITH MATERIALS TO MATCH EXISTING, PROVIDING AN UNOBTRUSIVE DESIGN AND IN KEEPING WITH ITS SETTING.

ADDITIONAL NOTES:

- 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.

IN ADDITION, THE APPLICANT IS PREPARED TO CONSIDER AND ACCEPT A CONDITIONAL PLANNING CONSENT TO PROVIDE REASONABLE REQUESTED FURTHER DETAILS FOR APPROVAL BY THE LOCAL PLANNING AUTHORITY AND ALSO CONSIDER REQUEST FOR ANY MINOR AMENDMENT ON THE PLANS SUBMITTED IF THIS HELPS SECURE A CONDITIONAL PLANNING CONSENT.

YOURS SINCERELY,

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