

## Design & Access statement

### **SITE ADDRESS:**

65 Mill Lane, West Hampstead, London, NW6 1NB

### **PROPOSAL:**

Change of use for the ground floor to be a tanning salon.

### **USE:**

The existing property is a 3 storey terrace building with the ground floor was used as a retail shop. With upper dwellings accessed via a separate entrance on the front facade. The surrounding properties are of similar style and proportion.

The site is close to West Hamstead Thameslink, West Hamstead overground and underground stations. The surroundings are principally upper floors as self contained flats with restaurants and shops on ground floor.

### **SCALE:**

The existing floor height is well proportioned with 3m to 3.2m high ceiling and good sized space with a ground floor area of 54.8m<sup>2</sup>.

### **APPEARANCE:**

The proposed change of use will only affect the building internally on the ground floor. The exterior shop facade advertisements & logos however are to be changed accordingly to the change of use for the Tanning salon.

### **ACCESS:**

There is access for staff and customers from the front entrance suitable for walking and disabled people. The existing access to the upper storey flats will remain as it is on the front facade.

The site can be accessed from Aldred Road, Holmade Road, Fortune Green Road (B510), Narcissus Road, Solent Road & Sumatra Road, via vehicle or walking with close by train and underground stations.