Design & Access Statement for proposed work at

 **277 West End Lane, West Hampstead. London.**  **NW6 1QS**

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**1. Site Location.**

The shop is in the middle of a terrace. It was built during the late Victorian period as a shop with dwellings above. It is within the West End Green Conservation Area.
All the shops have Basements and rear additions carried out at various times in the past.

**2. The Design Process.**

 The Shop is not large enough to meet it’s current needs. The Proposal is to extend the ground floor at the rear to provide a bigger and better sales area and space for a children’s reading club. Currently some staff are working in the Basement which is an un-attractive space. The Plan is to improve the Basement to achieve a better working environment for staff and additional storage space. The exterior yard is very un-attractive and not being used. .

**3. Appearance.**

 The proposed extension is to be Brick to match the existing building, New windows and doors to match existing.

**4. Access.**

 The present vehicular and pedestrian access will remain unchanged. Fire exit doors are to be provided at the rear.

**Ivan Mobbs**

8th February 2018