

**Design and Access Statement
For
195 Haverstock Hill, Belsize Park, London NW3**

10th August 2020

The building is located towards the southern end of the commercial terrace comprising 191 to 211 Haverstock Hill. The building is a vacant ground floor shop unit accessed from the front with an external door onto a yard at the rear. The shop has sole use of the yard. There is residential accommodation over head that is accessed from a rear staircase adjacent to the rear yard. The terrace has an art deco style frontage with a traditional concrete/steel frame construction and brick external walls.

The proposed alteration is to extend the retail accommodation onto the rear yard at ground floor level only to increase the retail floor area. The proposal has been similarly implemented by adjoining retail units to utilise a yard that would otherwise remain unused and has become an area for drug users to congregate. The extension will be of traditional red brick pointed construction to remain in keeping with the construction of the main building, and indeed adjoining extensions.

The pedestrian access to the premises will be unaffected. Within the unit itself, the extension will be constructed to maintain the same floor level throughout the premises such that disabled visitors will be unaffected.

Deliveries to the premises will be as existing with a stepped access.

Pedestrian access to the residential accommodation will be as existing and it is not envisaged that the extension will affect access to or use of their premises.

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