

**Design and Access and Planning Statement
For
5 – 6A Hampstead High Street, London NW3 1PR**

24th February 2021

The site address comprises a triple retail shop unit on the east side of Hampstead High Street which formally traded as GAP until September 2020. It is believed the unit has traded as a triple unit since approximately 1990. The building is now vacant with one main retail entrance. There is a rear service yard which is shared with other retailers. There is a mix of office and residential uses within the upper parts across all shop units which remain unaffected by the proposal.

The proposed alteration is to sub-divide the retail accommodation back into three separate retail units with individual shop fronts. The premises have been unsuccessfully marketed in their current arrangement for approximately 18 months prior to the cessation of GAP's lease, and it is felt that the likely requirement will materialize for individual units. The application will allow the owners to market the premises with more flexibility as one, two or three unit shop sizes. It is interesting to note that the majority of adjacent shops and indeed in the local area are of the single unit size and clearly a reconversion to smaller units will be more in keeping with the local retail scene.

At the same time, it is proposed to extend the No 5 shop unit at the rear, again to provide flexibility in marketing.

All alterations will be in traditional construction in keeping with the existing design.

The existing pedestrian access to the premises will be unaffected and it is intended form new ramped entrances to those adjacent units without entrance doors. The sub-division will also remove the internal stepped access between the retail area of units 5 and 6 thereby removing this current impediment to wheelchair users.

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