

Transport Statement

December 2013

**Unit 6
Hampstead Gate
1a Frognal
NW3 6AL**

1. Introduction

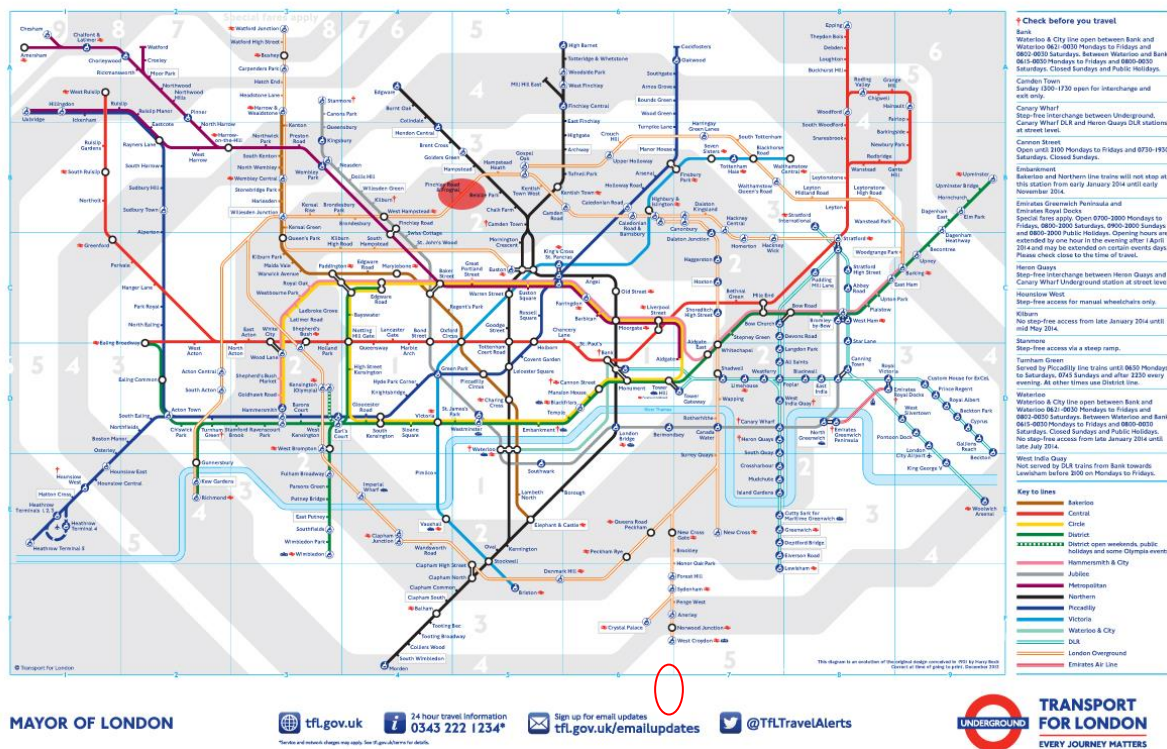
This Transport Statement has been prepared to accompany a prior approval notice for the proposed works on the site of Unit 6 Hampstead Gate, in the London Borough of Camden. The proposed project is a conversion of a 3-storey office building (B1) to 1 residential unit (C3). This report should be read in conjunction with the submitted drawings and forms.

The existing building is currently accessed from Hampstead Gate off Frognal Road with easy access to the local infrastructure and the rail, bus, road and cycle networks, all are within minutes' walk from the property.

2. Public transport

The site is within the area of Camden, roughly 5 miles north of the River Thames.

Tube map



Extract from Southern Railways, highlighting Portlade station.

Underground & Rail Connections:

The site is extremely close to Finchley Road and Frognal overground station, less than one minutes' walk, operated by London Underground.

The standard Monday-Saturday off-peak service consists of 6 trains per hour in each direction:

-Eastbound: 1 train per hour to London Victoria and 4 train per hour to Brighton.

The station has a lift for train access and is step free.

Buses:

The area is well served by buses which run along Finchley Road. The closest bus stop is less than a minute from the property and is served by the number 82, 113, N113, N13,13, C11, 187 & 268. All London bus routes are operated with low-floor buses.

3. Vehicular access

The site is on Hampstead Gate, just off Frognal Road, which provides easy access to the wider road network. The site is close to many main roads, the largest of which is the A41 (Finchley Road) which heads north and connects with the M1. The property has space for 2 vehicles to be parked near the front entrance.

4. Scooters and bicycles

The area is well connected with most of London by means of an extensive cycle network consisting of a large number of cycle paths and cycle 'super-highways'.

5. Waste management

The site has its waste and recycling collected each Monday but there is also many on street recycling centres in the area. The nearest civic amenity and recycling centre is based in North Finchley a few miles North of the site.

6. Summary & Conclusion

The proposal is for a conversion from offices (B1) to residential flats (C3) to accommodate a single family dwelling. The proposed works will not place undue burden on public services or local infrastructure. The site has excellent transport links and easy access to the local infrastructure and the rail, bus, road and cycle networks. The conversion is proposed with 2 car spaces and ample cycle storage.

The above is viewed as a significant improvement of the current situation and it is therefore concluded that there should not be any objections to the proposed conversion on the transport grounds.