

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT 14 ETON GARAGES, LAMBOLLE PLACE, LONDON NW3

PLANNING APPLICATION BY MR. ARVIN SOLANKI

DESIGN & ACCESS STATEMENT

August 2010

**Robert Savage & Associates
11 Eton Garages
Belsize Park London NW3 4PE**

1. INTRODUCTION

- 1.1 This Design and Access Statement accompanies the planning application submitted to Camden London Borough Council (the “LPA”) by Mr Arvin Solanki for the change of use at 14 Eton Garages, Lambolle Place, London NW3 from storage space into a one bedroom live-work space.

2. ASSESSMENT

Physical Context

- 2.1 The application site is located on the west side of Eton Garages, a private Mews. The site is occupied by a two storey converted terrace of stables built around 1870.



Existing view from Eton Garages

- 2.2 The site occupies the ground floor of the property. The first floor and roof space make up a separate flat with access via the ground floor door, central to the property.

- 2.3 Of the remaining properties within the Mews 6 are fully residential, 3 are ground floor offices with 1st floor flats, 8 are ground floor commercial garages with 1st floor flats and 1 is a ground floor studio with a 1st floor flat.

3. DESIGN

Amount of Development

- 3.1.1 The application proposal involves the conversion of the property into a one bedroom live-work space, with no loss or gain of internal floor space. Two new windows will be provided in the rear wall. These will match the design of those already recently installed in neighbouring properties. The front shutter doors will be removed and access will be provided as existing. These changes are all shown in the drawing 522/TP/01.



View from Lambolle Place showing existing rear windows in neighbouring properties to right and left.



View from Eton Garages showing existing front shutter doors to be removed.

Layout

- 3.2 The overall area of the live-work unit will be 63m². The proposed conversion will provide 17.8m² of office space, one double bedroom, a bath/shower room and an open plan living and kitchen space.
- 3.3 The proposed layout of the accommodation will have no material impact on the amenities of adjoining occupiers.

Appearance

- 3.4 The proposed new rear windows will match those of the neighbouring properties in style and construction, and the proposed front windows and door will match those existing, as shown in the drawing 522/TP/01.

Use and justification for change in accordance with the Unitary
Development Plan

- 3.5 The use of the property will change from storage to live-work.
- 3.6 The change of use from a storage space to a one bedroom live work unit is proposed in accordance with the guidelines given in **UDP policy section 7, E4.**

The present use as a storage space is proving to be no longer economically viable and the business currently occupying the property is in the process of moving to a different area. With reference to points **7.35** and **7.37**, the space could therefore be used more efficiently as a live work unit, providing enough space to comfortably run a business with no loss of employment. An office based business will also increase the potential for greater economic growth within the area. In reply to points **7.39** and **UDP policy section 5, T9**, the property has two privately owned parking spaces within the private mews meaning there will be little or no impact on local public parking or congestion levels.

4. ACCESS

- 4.1 The application site lies 600m from Belsize Park Underground Station on the Northern Line, and 800m from Swiss Cottage Underground Station on the Jubilee Line. The 31 bus stops 450m away and serves Kilburn and Notting Hill to the West and Camden to the South. The C11 bus stops 350m away and serves Adelaide Road and Finchley Road. The 168 bus stops 700m away and serves Central London.
- 4.2 The existing main entrance to the property is by way of a 25mm high threshold at the front door. This will be replaced with a disabled access threshold.

5. LIFETIME HOMES STANDARDS

- 5.1 The proposals fully comply with the current requirements of Part M of the Building Regulations. Accordingly, all Lifetime Homes standards, where applicable, will be complied with.

Robert Savage and Associates

August 2010