

SITE AT 5-6 ETON GARAGES, LAMBOLLE PLACE, LONDON NW3

PLANNING APPLICATION BY ANTHONY AND YANINA BARRY

DESIGN & ACCESS STATEMENT

*Ref: 1519/TP3/DA*

**Introduction**

This Design and Access Statement accompanies the application for a lawful development certificate submitted to Camden London Borough Council (the "LPA") by Mr and Mrs Barry for the change of use at 5-6 Eton Garages, Lambolle Place, London NW3 from B1 (a) professional office space into 2x 1 bed C3 flats.

The application site is located within Eton Garages, a private Mews, within the Belsize Conservation Area. The property occupies the ground floor of a two storey converted stables, built around 1870. The first floor makes up 2 separate flats with access via ground floor doors to the Mews.

**Design**

The proposal involves non structural internal alterations to facilitate the property's use as 2x 1 bed flats. Each flat will have the same footprint and layout, providing living, kitchen, dining, bedroom, bathroom and study areas that all exceed the Nationally Described Space Standards.

The front elevation currently features painted softwood windows and doors. The windows are to be replaced with stained hardwood in a style that matches the existing. The original door opening to unit 5 shall be reinstated and the doors to both units, and the flats above, replaced with stained hardwood to match the windows. No changes are proposed to the rear elevation.

**Access**

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.

Each flat will have a disabled access threshold.