

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

**APPLICATION BY THE GOOD FILM CO FOR CHANGE OF USE
FROM B1a OFFICE TO C3 RESIDENTIAL**

SUPPORTING STATEMENT (REVISION 1)

Revision 1, 25/09/15: Statement updated regarding flood risk.

Transport and Highways:

The property is situated within a private mews with 2x private off street parking spaces.

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.

Contamination risks on site:

None.

Flooding risks on site:

Environment agency flood maps show that the site is not at risk from flooding from rivers and sea, reservoirs or surface water. Further to this access is via a 150mm threshold that will resist small scale localised flooding if it were to occur. I, The agent, have inhabited an office based in Eton Garages since 1989 and can confirm that no such event has happened since occupation.

August 2015

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