

# Robert Savage & Associates Ltd

architects designers structural engineers

11 Eton Garages • Lancaster Grove • London NW3 4PE  
Telephone +44 (0)20 7433 3561 • Facsimile +44 (0)20 7433 3716 • E-mail office@rsa.me.uk

## **SITE AT 4 LAMBOLLE PLACE, LONDON NW3 4PD**

### **PLANNING APPLICATION BY IAN DODDS**

#### **DESIGN & ACCESS STATEMENT**

***Ref: 10599/ 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 Ian Dodds for the change of use at Ground Floor 4 Lambolle Place, London NW3 from B1 light industrial space into 1 bed C3 flat.

The application site is located within a terrace of 8 houses between Lambolle Road and Lancaster Grove, within the Belsize Conservation Area. The property occupies the ground floor of a two storey converted stables, built around 1870. The first and second floor makes up separate units with access via ground floor door.

#### **Design**

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

The front elevation currently features metal roller shutters, a second application to deal with the removal of these and reinstatement of timber windows and doors will be submitted after change of use has been established. 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.

The flat will have a disabled access threshold.

**Robert Savage Associates**  
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