

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

APPLICATION BY IAN DODDS CO FOR CHANGE OF USE FROM B1 LIGHT INDUSTRIAL TO C3 RESIDENTIAL

AMMENDED SUPPORTING STATEMENT

Transport and Highways:

The property is situated within a terrace of 8 properties with 3 x 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.

Further to the comments received from your flooding department we would refer to the above respond as follows:

Water meter to be fitted.

Water efficient shower head to be fitted.

Water efficient appliances to be fitted.

The current hard standing forecourt to the left hand side of the property is to be broken up and landscaped with lawn and borders which will further reduce surface water runoff.

It should also be noted that the existing repair garage jet washes on average 7 cars per day on the street with water run off discharging directly to the public sewer.

Accordingly the proposed 1 bedroom flat will be using considerably less water than existing.

Environmental Health

Lambolle Place is a predominantly residential street with only 2 working garages now trading. The hours of operation of the remaining 2 garages is 8.00 - 6.00 Monday to Friday and 8.00am to 2pm on Saturday

The only noise generating plant in the adjacent property at ground floor is an air compressor to number 3.

Noise Db readings have been taken standing next to the compressor in number 3 (70-75Db) and a reading taken from inside number 4 adjacent to the party wall (30-35Db).

The proposed development requires a new insulated floor slab and sound reduction to the party wall to remove air bourne and structure bourne sound to comply with the current Building Regulations.

It is proposed to construct a new resilient insulated Gyplyner IWL lining in accordance with British Gypsum White Book Details to achieve a further reduction of 59-61 DB.

The above acoustic treatment will satisfy the current Building Regulations to ensure there will be no adverse impacts of noise from the adjacent property on the intended occupiers.

The proposed change of use to 4 Lambolle Place will further reduce congestion and noise to the existing residents of Lambolle Place.

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