

18A CRICKLEWOOD BROADWAY, NW2 3HD

PLANNING STATEMENT

The property is situated in a terrace of similar designs noted for their red brick and details; it is not in a conservation area but is locally list.

Facing the Broadway is a car tuning shop, number 18, whereas the flats are set back from the shop with access to them at the rear via an alley way, the flats are known collectively as number 18A.

There are four flats, a section has been drawn plan number CBF-01, giving a number to each of the flats to identify them and for ease of reference when describing the individual flats.

Flat 1 is entered directly from the court yard with flats 2, 3 & 4 from an exterior metal stair to a common hallway. Flats 1 & 3 are currently vacant flats 2 & 4 occupied.

The aim of the application is to give flat 2 additional area. Presently the flat is 17.5M². The aim is to increase this to by 21.5M², making a total of 39.0M². At the rear of the building is a lean-to roof, the proposal to remove this and add an additional floor with a flat roof over. The height is increased by 600mm above the joint parapet wall and the eaves by 2M. An internal stair will connect to two floors.

This build can only be seen from the alley way and is perpendicular to the gardens of Rondu and Manstone Roads. There is no effect on the property's list of architectural features of interest.