

18a CRICKLEWOOD BROADWAY, NW2 3HD

PLANNING STATEMENT

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

Facing the Broadway is a car tuning shop with the flats set back from the shop with access to them via an alley at the rear.

There are four flats, a section has been drawn, plan number CBTF-01, to identify them; this application concerns front second floor flat only. Access to three of the four flats is by way of an external metal stair, the fourth flat has its own door at ground level.

The front second floor flat has an area of 55M<sup>2</sup> and has two bedrooms, which is below the meterage for a two bed flat. The proposal is for a roof extension with a floor area of 38M<sup>2</sup> which would bring it in line with national standards

The proposed mansard type roof is set back one metre from the parapet wall making it barely visible from the road and not affecting the heritage appearance. The current roof is slated and slates will be used as the finish on the exterior walls.