

## Design and Access Statement for proposed alterations to ground floor facade at 28-30 Cricklewood Broadway NW2 3HD

### Design

#### Background

28-30 Cricklewood Broadway forms the Northern end of the terrace of properties situated on the East side of Cricklewood Broadway between the junctions with Rondu Road and Manstone Road. The main part of the terrace is three stories high and set back approximately 12 metres from the pavement line. In front of the whole of the terrace there are single storey extensions extending 8 metres in front of the main facades and built for commercial uses. The extension to the front of Nos 28 and 30 is constructed from rendered brickwork with arched window openings with decorative keystones, rusticated pilasters between the windows with decorative details and a moulded parapet. This contrasts with the lightweight facades of the adjacent properties and the facing brickwork of the main terrace and suggests that this part of the building was originally used as a bank. We believe this use terminated sometime during the 1990s and the front section of the floor plate was then converted for general office use whilst the rear section was converted for residential use in conjunction with the upper floors.

An application was submitted in 2004 (2004/1101/P) to convert the rear window opening on the Rondu Road side elevation into a secondary door opening for the office area and this alteration was subsequently carried out.

A further application was submitted in 2009 (2009/2700/P) for change of use from offices (Class B1) to restaurant (Class A3). Permission was granted but the premises have remained in office use.

#### Proposals

There are four main windows to the office premises, two on the Cricklewood Broadway elevation and two on the Rondu Road elevation. The cill height is about 1.2M above floor level which is typical for bank premises but means that there is little visual connection between the office space and the public pavement. The current proposal is to lower the cill levels of all four windows down to floor level. The rendered cill detail will be replicated and the extended jambs will be rendered to match the existing. The decorative keystones and arched window heads (and other decorative details) will be unaffected by the works, but the visual connection into and out of the office premises will be much improved.

### Access

#### Current Situation

Access into the office unit is good, as there is just one small step at both door openings between the pavement and internal floor level

## Proposals

No alterations to the access will be made.

## Photographs



Front Elevation to Cricklewood Broadway



Side Elevation to Rondu Road