

## Design and Access Statement

*In accordance with DCLG Circular 01/2006 Section 3*

**63 CRICKLEWOOD BROADWAY**  
**LONDON**  
**NW2 3JR**

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## **Site and Surroundings**

The site is located on the junction of Cricklewood Broadway (A5) and Keyes Road, in the east of the Borough of Brent. The site is located adjacent to the Mapesbury Conservation Area and the site also forms part of the Secondary Shopping Frontage along the Broadway. The A5 is a main distributor road and enables access to London City Centre, which is approximately 6 miles from the site.

Keyes Road is predominantly residential in character and contains semi detached houses with large rear gardens and small front drives or garden areas. Hovedon Road is also similar in character to this road

## **The Existing Building**

The existing building is 4 storeys on the front elevation which is then reduced to 2 storeys at the rear. It is entirely constructed from red brick with a boundary wall of the same materials surrounding the rear yard. The building has most recently been in use as a hostel, accommodating homeless people put forward by Brent Borough Council and so there is a communal amenity area at the rear of the site, which also benefits from access to and from Keyes Road via a 2 metre high gate.

The building consists of 11 habitable rooms, 9 of which are used as bedrooms with the remaining 2 being used as sitting rooms but which can also be used as bedrooms. The building also includes 4 kitchen areas, 4 bathrooms, 5 WC's and a single office. There are 2 main entrances to the building both of which are located on the south facing elevation.

There are windows present along the south eastern elevation of the building at ground, first and second floor level, looking out onto Keyes Road. There are also windows in the rear elevation that face onto the rear portion of the building and no. 65 Keyes Road, which is located to the rear of the subject building.

## **Design**

The proposal seeks to carry out the following works to extend and improve the building:

1. Retain the existing building in the rear yard to provide two bedsit units and extend it to include a second floor which will contain the 1 bedroom flat proposed;
2. Construct a first floor extension in the centre part of the building to provide a staircase, enabling conversion of that section into a 2 bedroom maisonette; and
3. Add a stairwell extension at second and third floor levels, and a mansard roof extension, and convert this part of the building into 3 x 2 bedroom flats.

### **The Amount of Development**

There is very little, in terms of new building, proposed as part of this development, as it is predominantly a conversion. The existing use of the building is as a hostel and the proposed scheme seeks to change the use of the building to residential (C3) use to include 7 flats.

### **Layout**

The external layout of the proposed development will not differ significantly from the existing building. As stated previously, the development is to include second and third floor extensions and additional stairwells to enable access to the proposed extensions.

### **Parking**

Vehicular access to the site will remain unchanged. No off street car parking is proposed but the applicant is willing to enter into a Section 106 Agreement to prevent users of the new flats from obtaining parking permits.

## **Scale**

The majority of the buildings in the surrounding area, particularly along Cricklewood Broadway are 3-4 storeys high and, therefore, the proposed extension to the building at the rear of no. 63 would not be overbearing or appear out of character with the surrounding properties. The extended building would relate well to the adjoining house in Keyes Road. The mansard roof extension would be similar to others in the area and would have no adverse impact on the street scene.

## **Appearance**

The proposed development would not have a major impact on the street scene. The front façade of the retail unit on the ground floor level and that of the residential units on the upper levels would not be altered in any way. The new roof extension would require an extra window to be introduced on the south facing elevation on Keyes Road and the rear stairwell extension would introduce two new windows.

The middle section of the building is proposed to be extended and would be visible from both sides of the building. The south facing elevation would show a new roof line, in the form of a pitched roof that would cover a proposed stairwell. The existing windows and doors would remain unaltered. This extension would include a new and obscure glazed window.

The rear section of the building is proposed to be extended to include 3 storeys of residential floorspace. The north elevation is not proposed to include any windows. The south elevation would include 3 additional windows that would serve the proposed 1 bedroom flat, with another window being provided on the eastern facing elevation of this extension, which would be obscure glazed, and would provide light for the proposed stairwell and landing.

## **Access**

The proposal seeks to provide convenient access to the building for all users.

The site enjoys a PTAL Level 3 rating. Cricklewood train station is approximately 400 metres to the north east of the site. This enables access to Kings Cross train station in London city centre. Kilburn tube station is located along Shoot Up Hill, approximately 1 km from the site which also provides access directly to the centre of London. The site is located along Cricklewood Broadway, which provides access to a frequent bus service with approximately 6 buses travelling towards Brent Cross, Colindale or Neasden from the same side of the Broadway as the site, and the same buses travel in the opposite direction towards Kilburn. Good footpaths and pedestrian crossings provide safe pedestrian access.

Vehicle access to the site is via Keyes Road which can only be accessed from Hoveden Road. Keyes Road operates under a one way system and vehicle access is not possible from Cricklewood Broadway, as the footpath is raised and bollards are present.