



Planning, Design & Access Statement for the erection of a mansard extension, single storey side extension and conversion of property into 4 x 1 Bedroom Flats at 72 Cricklewood Broadway, London NW2 3EP



Site Analysis

This application seeks planning consent for the erection of a mansard roof extension, single storey side extension and conversion of the property into 4 x 1 Bedroom Flats at 72 Cricklewood Broadway, London NW2 3EP. A gentleman's barber shop would be created at ground floor level to the front section of the property.

The existing property is a 3 storey mid-terrace period building. The property is not listed and is not located within a Conservation Area. The site is located in a mixed use retail and residential area and attached are matching terraced properties of similar appearance.

On the opposite side of Cricklewood Broadway are similar 3 storey terraced properties many of which also have retail at ground floor level and residential at upper floors. To the rear of the property is a fully covered rear yard that was previously used as a storage area.

Existing Buildings

The existing property as indicated on the submitted drawings has a retail unit and storage area to the rear at ground floor level and a 5 bedroom maisonette to the upper floor levels. The upper floor accommodation is only accessible via the ground floor shop. The rear yard is completely covered with a purpose built storage area. The property is in a general poor state of repair and is in need of major refurbishment.

Description of proposed works

The proposals involve the erection of a mansard roof extension, single storey side extension and conversion of the property into 4 x 1 Bedroom Flats with the new accommodation to comply with the Nationally Described Space Standards.



Planning Statement

The provision of much-needed additional housing is a priority of the London Plan and LBC's Core Strategy, which states that the Council will aim to make full use of Camden's capacity for housing.

The proposals would provide 4 self-contained units, making a valuable contribution towards achieving the additional self-contained homes required each year in Camden in compliance with the Core Strategy.

The site is in a location where new housing would not conflict with commercial activities. The provision of new housing would actively complement the existing residential character and function of this area.

Housing Mix and Unit Sizes

The proposed residential units conform with the Nationally Described Space Standards which requires at least 50 square metres for a 1 bedroom 2 person flat. The schedule of accommodation is as follows:

- 1) Ground/First Floor Unit - 1 bedroom 2 person flat - 62 square metres.
- 2) First Floor Unit - 1 bedroom 2 person flat - 57 square metres.
- 3) Second Floor Unit - 1 bedroom 2 person flat - 57 square metres.
- 4) Third Floor Unit - 1 bedroom 2 person flat - 62.1 square metres.

Transport and Servicing

The site is within an area with excellent public transport links including bus, tube and overground train. There are no parking spaces proposed on site. The property has a good PTAL rating of 5 and as such the development must be car-free. The applicant will be entering into a Legal Agreement with the Council to ensure the development will be car-free. Cycle provision is provided at a minimum of 1 space per unit and is shown on the submitted block plan. Both the bin and cycles stores will be accessible from the rear entrance of the proposed flats and also from Ebbsfleet Road to the north.

Access Arrangements – Lifetime Homes (where possible due to existing property)

The proposed development aims to achieve improved accessibility in its design, and has been designed with reference to 'Designing for Accessibility', published by the Centre for Accessible Environments and British Standard 8300, as well as meeting the legal requirements set out in Part M of the Building Regulations.

Lifetime Homes 16 point assessment as follows:

- 1) No on site parking will be available.
- 2) Not applicable.
- 3) Access to the front and rear of the site and the ground floor flat will be level.
- 4) Level access with clear 800mm opening widths.
- 5) The communal entrance and communal garden will be level.
- 6) Internal doorways & hallways to min dimensions all as spec for criterion (6).
- 7) Circulation space to min dims all as spec for criterion (7).
- 8) Entrance level living space provided for ground floor flat.
- 9) Entrance level bed space is possible to be provided for the ground floor flat.
- 10) Entrance level wc and shower drainage is possible to be provided for the ground floor flat.
- 11) WC and bathroom walls will be capable of firm fixing/grab rails.
- 12) A future internal lift is possible to be installed for the ground floor flat.
- 13) Potential for future hoists to bed/bath will be possible.
- 14) Accessibility to bathrooms to be provided.
- 15) Glazing and window handle heights to be set for seated position.
- 16) Location of surface controls in band 450mm to 1200mm above finished floor levels & 300mm away from internal corners.