



Planning, Design & Access Statement for the erection of a roof mansard extension and associated alterations to create 1 x 2 Bedroom Flat at 72 Cricklewood Broadway, London NW2 3EP



Site Analysis

This application seeks planning consent for the erection of a mansard roof extension and associated alterations to create 1 x 2 Bedroom Flat at 72 Cricklewood Broadway, London NW2 3EP.

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 and associated alterations to create 1 x 2 Bedroom Flat with the new accommodation to comply with the Nationally Described Space Standards.



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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 1 self-contained unit, 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 Size

The proposed residential unit would conform with the Nationally Described Space Standards which requires at least 61 square metres for a 2 bedroom 3 persons flat. The schedule of accommodation is as follows:

- 1) Third Floor Unit - 2 bedroom 3 persons 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.