

DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT

CHANGE OF USE OF THE EXISTING HMO ACCOMMODATION TO FORM 3NO. 1 BEDROOM FLATS TO
THE REAR OUTRIGGER AND UPPER FLOORS TO NUMBER 22 CRICKLEWOOD BROADWAY, NW2 4HD



Number 22A Cricklewood Broadway occupying the rear outrigger and upper floors above the COOP Supermarket.

Information and documentation in support of an application for Full Planning Permission for the Change of Use of the locally Listed Building at Number 22A Cricklewood Broadway to form 3No. 1 bedroom flats. The rear sections and upper floors to the building are currently derelict and uninhabitable. This application follows discussion between the owner of the property and Camden Council regarding the necessity to refurbish the existing building to form bring it back into use and carry out urgent construction works to prevent further decay to the fabric of the building.

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Existing rear elevation.





22-26 Cricklewood Broadway to the east side of the shopping parade.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Full Planning Permission for the Change of Use and associated alterations to the existing rear outrigger and upper floors to Number 22 Cricklewood Broadway to form 3No. 1 bedroom flats.

2. Context, Site Analysis & Heritage Assessment

Site Context

The subject site is located to the east side of Cricklewood Broadway. The site is not within a Conservation Area, however the suite of matching buildings at numbers 2 to 30 Cricklewood Broadway are Locally Listed as representing a positive contribution to the street scene and wider area, and being of Architectural and Townscape Significance. The ground floor shopfronts to numbers 22 to 26 are currently occupied by a large COOP Supermarket.

The 2 storey rear outrigger and upper 2 floors to the main building are currently derelict and uninhabitable, but technically designated as HMO accommodation. The accommodation to the rear and upper floors is accessed via a pedestrian passage between Rondou Road and Manstone Road.

Assessment of Significance

The subject building is a 3 storey late Victorian shopfront with upper floors set back from the street. The building forms a matching parade of shops with decorative stucco and relief brickwork in mellow red London bricks, and distinctive gable end roof detail behind cast iron parapet railings. Neighbouring buildings are in a good state of repair, however the subject property is derelict and in jeopardy of rapid decay.

The property is noted in the Camden Local List as:

Terrace of 15 units with original projected single storey shopfronts, dating to the early 20th century. Red brick, with applied terracotta ornament to pilasters, dentil cornice above 2nd storey windows and castellated parapet above, with paired castellations at party wall line and single in between, all linked by decorative railings. Shopfronts largely of no significance, but pilasters and console brackets survive between the shop units with decorative masks at fascia level. Along with similar terraces to the north (and opposite, outside Camden's borough boundary) this creates a striking piece of townscape with strong repetition and emphasised horizontality. Shopfront to no. 30 on the corner with Rondu Road however is of significance, formerly a bank it has a corner entrance, wide arched windows with multi paned top lights, a small cornice below a parapet wall and is decorated with plaster wreaths.

3. Proposed Alterations

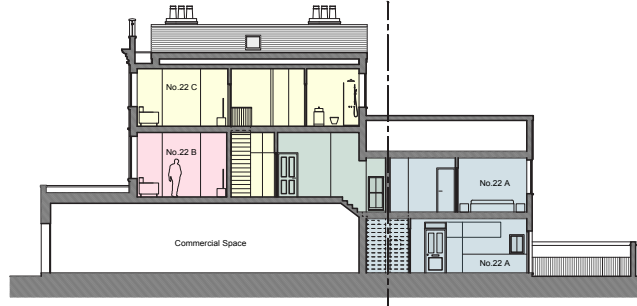
Alterations to the Existing Building

The proposals submitted comprise modest alterations to the existing rear outrigger elevation to form dedicated entrance doors to both a rear duplex flat and to the communal entrance stair to 2 separate flats located to the upper floors to the main building. Other works include repairs to the existing roof and brickwork, and replacement of all existing windows with new timber sash windows to match the original windows.

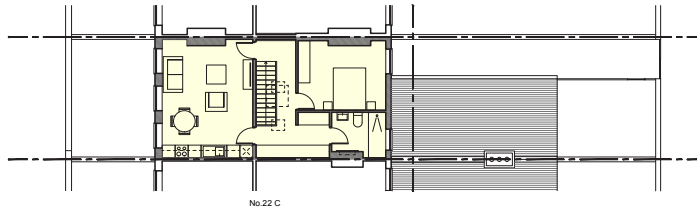
The existing accommodation, currently derelict and uninhabitable, is arranged as one large dwelling. The circulation through the building is unusual comprising a communal 2 storey stairwell to the rear outrigger, and a second stairwell in the centre of the upper floors to the main house. The proposed layout retains this configuration whilst forming a logical separation between units. The proposed units are designed to comply with the National Space Standards for Housing, with large daylight filled living rooms, zoned floorplans across storeys and plenty of storage and dedicated out door amenity space. The rear outrigger duplex has a substantial private garden and well designed open plan living space.

All works are to be undertaken to a very high standard to exceed Building Regulations requirements, prioritising sustainable building materials and reduction and recycling of waste material where possible. All bathrooms are to incorporate low water use fittings and walls floors and ceilings insulated to reach high thermal performance and reduced passage of sound between units. All windows are to be replaced with traditional timber sash windows with slim line double glazed units to match the original windows. The windows are currently either poor quality modern replacements in an unsympathetic style, or to the rear, either in a very poor state of disrepair or entirely missing.

SECTION A-A



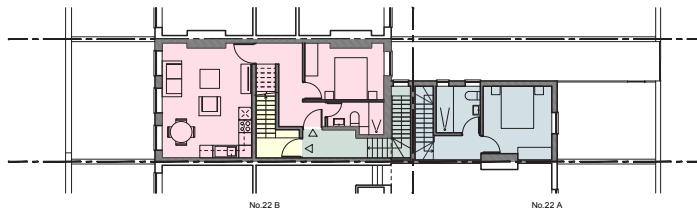
SECOND FLOOR



No. 22 C

No. 22 C / 1 BEDROOM
Gross Internal Area (GIA) m²: 55 m²

FIRST FLOOR



No. 22 B

No. 22 A

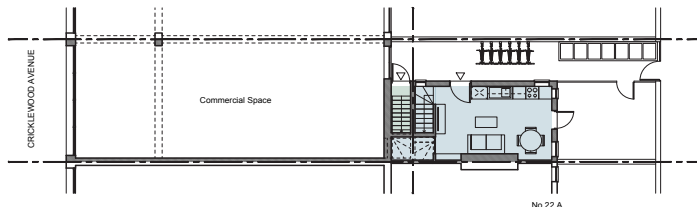
No. 22 A / 1 BEDROOM
Gross Internal Area (GIA) m²: 19 m²

No. 22 B / 1 BEDROOM
Gross Internal Area (GIA) m²: 45 m²

No. 22 C / 1 BEDROOM
Gross Internal Area (GIA) m²: 2.5 m²

COMMUNAL AREA
Gross Internal Area (GIA) m²: 7.5 m²

GROUND FLOOR



No. 22 A

No. 22 A / 1 BEDROOM
Gross Internal Area (GIA) m²: 23.5 m²

COMMUNAL AREA
Gross Internal Area (GIA) m²: 0.7 m²



4. Bins & Recycling

Wheelie bins are currently stored to the rear of the house and collected from the alleyway. The proposals do not impact the existing arrangements regarding bins and waste recycling except that additional storage space is provided to allow dedicated recycling and domestic waste wheelie bins for each flat.

5. Parking and Public Transport

Surrounding streets are subject to controlled parking with on-street residents parking bays to Rondou Road and the ladder of side streets to the east of the Broadway. The proposals will have no impact on the existing on street car parking. The site is very well located for public transport and local amenities with bus routes north and south and overground trains east and west within walking or cycling distance from the property. Secure bicycle storage for up to 6 No. bicycles is provided in the walled rear garden area with wall mounted locking bays.

6. Conclusions

The application proposals represent urgent refurbishment works to the Locally Listed building, and the provision of 3 new high quality dwellings. The associated exterior works are modest in scale and scope, and the result of a thorough and well judged design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building; and making a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

The proposals comply with the National Planning Policy Framework, the London Plan and the Camden Local Plan, and on the basis of this assessment we would conclude that the scheme is well judged and in keeping with the building and locality.

7. Supporting Drawings

Details of the proposed development are included in the attached drawings as follows:

1932_EX_001	Site Location Plan
1932_EX_100	Ground and First Floor Plans as Existing
1932_EX_110	Second Floor and Roof Plans as Existing
1932_EX_200	Section as Existing
1932_EX_300	Front and Rear Elevations as Existing
1932_EX_310	Side Elevation as Existing
1932_PA_002	Site Location Block Plan
1932_PA_100	Ground and First Floor Plans as Proposed
1932_PA_110	Second Floor and Roof Plans as Proposed
1932_PA_200	Section as Proposed
1932_PA_210	Section and Plans as Proposed
1932_PA_300	Front and Rear Elevations as Proposed
1932_PA_310	Side Elevation as Proposed