

# **DESIGN & ACCESS STATEMENT**

**for**

**Application for Lawful Development Certificate  
for an existing use (Garage)**

**at**

16 Cricklewood Broadway, NW2 3HD

December 2019

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## 1. The Existing Property

- Cricklewood Broadway area is predominately commercial, comprising of traditional three-storey terrace parade with tiled pitched roofs, with facing brick facade elements to the upper levels.
- The rectangular plot is approximately 14m long x 6m wide.
- The current use on the ground floor is of a motorcycles mechanical service (garage).
- There is a dropped kerb, which was designed for the building's ground floor use.

## 2. Accompanying Drawings and Imaging

DRAWING NO	DESCRIPTION	SCAL E	SIZ
S-A 0012/01	Location Plan	1:1250	A4
S-A 0012/10	Existing Block Plan	1:250	A3
S-A 0012/12	Existing Floor Plan	1:50	A2
S-A 0012/18	Existing Sections / Elevation	1:50	A2
S-A 0012/20	Site Images	-	A2
S-A 0012/22	Supporting Documents	-	A4
S-A 0012/23	Annex MOT Drawing		A4

## 3. The Existing Premise

- This application relates to the building's existing use as a garage.
- This site (Ground floor) has been used for this purpose for more than ten years (see Supporting Documents).
- The garage was opened to business on the 9th September 2009.
- As per conversation with planning officers from Camden Council, it was advised that the current use is of a car showroom (*Sui Generis*).
- There is an existing dropped kerb in front of the building to facilitate its current use.

## 4. Regularization of use

- The applicant is requesting the LDC for his premises as it is being used - Motorcycles' repair station – its registered use - *a car showroom (Sui Generis)* to be changed to Class B2 (General Industrial) for motorcycles repair.
- The applicant will be also implementing a MOT test station as per annex no. S-A 0012/23.

## 5. Summary and Conclusion

- Given the zero added impact on neighbouring properties from its current use, we feel it is reasonable to request that the Lawful Development Certificate is given as the existing space has been used as a garage for longer than ten years.