
DESIGN, ACCESS & HERITAGE STATEMENT
FOR THE CREATION OF ONE OFF-STREET PARKING SPACE AT
30 CHURCH CRESCENT, LONDON N10 3NE

1.0 Introduction

- 1.1 This statement has been prepared to assist the Local Planning Authority with the determination of a full planning application submitted for the proposed development at 30 Church Crescent, London N10 3NE. The application proposes the creation of a single-off street parking space to the front of the property and accessed direct from Church Crescent.
- 1.2 In September 2018 the Council granted planning permission to create a 3-bedroom basement flat including lightwells to the front and rear (Ref HGY/2018/2285). That permission remains extant but has not been implemented. This application is independent of that permission and does not affect any part of the site required to implement the 2018 permission. Notwithstanding, it is accepted that the extant planning permission is a material consideration in the context of this current proposal. As such, this supporting statement addresses the impact of the proposal having regard also to the extant permission.
- 1.3 The application seeks only a minor change to the layout of the site's frontage by providing a hardstand, 2.4m wide by 4.8m deep, to provide one off-street parking space for one car. The approved basement, front lightwell and access arrangements to the permitted basement flat would be unaffected.

2.0 **DESIGN**

2.1 **(a) USE**

2.2 The application property comprises a three-storey, semi-detached Victorian/Edwardian building. A Certificate of Lawfulness was granted in 2007 for the use of the property as eight flats. In 2012 planning permission was granted to amalgamate two of the flats into one. It is located within a street of similar size and aged properties. Many of the original properties have frontage parking of the size and scale proposed, including properties to either side of No 30. These are long established and form part of the character and appearance of the area.

2.3 The proposal would provide for an off-street parking space that would alleviate some of the existing parking pressure on the surrounding roads. The proposal would be compatible with the residential use of the premises and would merely reflect a form of development that is already established in the locality.

2.4 **(b) AMOUNT**

2.5 The proposal includes just minor alterations to the frontage of the site with parking space for just one vehicle. The amount of development proposed would be appropriate and reasonable, given the site's location and constraints.

2.6 **(c) LAYOUT**

2.7 The layout of the proposed development is simple and straightforward. Existing space to the left side of the application site would be altered to create a hardstand. Access to the property's front door and side access path would be unchanged. The space to the right-hand side of

the entrance path would be unaffected and would be free to be utilised to implement the 2018 permission.



Photo-image of proposed hardstand



Photo-image of proposed hardstand with approved basement development

2.8 (d) SCALE

2.9 The overall height and scale of the existing building would be unaltered by the proposal. The change to the site's frontage would be minimal.

The width of the proposed space would span around only approximately one quarter of the plot's width, with the main elevation of the existing building remaining dominant within the street scene.

2.10 The introduction of a single parking space would not appear incongruous but merely reflective of countless similar examples found to the front of other properties along Church Crescent. These demonstrate this to be a common and acceptable configuration. As such, the proposal would preserve the character and appearance of the property, the street scene, and the Muswell Hill Conservation Area. The area's significance as a heritage asset would therefore be unharmed.

2.11 **(e) LANDSCAPING**

2.12 The proposal would include hard surfacing using appropriate materials, details of which could reasonably be secured by condition. Soft landscaping across the remaining frontage of the site would be retained or otherwise implemented in accordance with the extant planning permission.

2.13 **(f) APPEARANCE**

2.14 There would be no alterations to the appearance of the building within the street scene. There would be no harm to the visual amenities of the area and as such the Conservation Area's significance as a heritage asset would be unaffected.

2.15 **Summary**

2.16 The proposed development represents only a very minor alteration to the frontage of the premises. The appearance of the property in the street scene would not change. The building's setting would alter

slightly but only in a form that would compare with the established character of the area. Overall it is reasonably concluded that the use, amount of development, layout, scale, landscaping and appearance of the proposal would be wholly compliant with the saved policies UD3 and CSV5 of the London Borough of Haringey Unitary Development Plan (March 2013) and with the design and conservation objectives of Policies SP11 and SP12 of the Council's adopted Strategic Policies (March 2013).

3.0 ACCESS

3.1 The development would be accessed direct from Church Crescent, consistent with other similar examples. Sight lines to the south would be across the application site. Sight lines to the north would cross the frontage to No 28 which has parking for two cars across its entire frontage and which adjoins the side common boundary with the application site. The proposal would actually serve to improve visibility for cars entering and exiting No 28, and pedestrians approaching that site. There would be no harmful impact upon pedestrian or highway safety.

3.2 The proposal would provide a level access from the parking space to the front entrance path with all other aspects of the development designed and completed in accordance with the requirements of the Building Regulations and the Disability Discrimination Act (DDA).

4.0 Conclusion

4.1 The application has been carefully considered having regard to the opportunities and constraints of the site, as well as its planning history. The external works would be sympathetically designed and would appear well integrated with the established character of the area.

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- 4.2 There would be no harm to the character or appearance of the area, or to the living conditions of any future occupiers. As such there would be no conflict with the aims or objectives of the relevant policies of the development plan. Regard must also be had to the National Planning Policy Framework which gives a presumption in favour of sustainable development. In this case the impact of the proposal would not be significant or demonstrably harmful in any way and therefore there should be no reason to withhold planning permission.

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