

Planning & Design Access Statement

9 & 11 Crescent Road, Honrsey N8 8AZ

Proposed new gated access to garages and also extending existing Garage to No. 11 Crescent Road

Introduction: This design and access statement is prepared in support of the application for full planning permission and should be read with the plans accompanying the application.

Location/Site: The properties are situated in the Crouch End Conservation area, which generally comprises a wide variety of residential properties of varying build forms, ages, styles and designs. The following extract is an extract from the **Haringey Conservation Area No.5: Character Appraisal:**

Crescent Road (southern section)

8.57 The southern side of Crescent Road includes three modest late 20th Century two storey properties within the shallow section of land bonded by the Parkland Walk railway cutting to the south. No 9 and 11 are a pair of buff brick single storey houses with an attic floor with dormers and gables in a (sic) concrete tiled roof. Nos 3 – 7 (odd) are a symmetrical group of white rendered properties comprising two bungalows with mono-pitched roofs arranged to either side of a two-storey house with shallow gable end. These buildings have neutral effect on this part of the conservation area.

We draw attention to the above statement by Haringey council that no 9 & 11 Crescent Road “have a neutral effect” on the conservation Area 5, as also indicated by the below Sub Are 5: Christ Church Heritage Assest Appraisal map:

Site location of
9 & 11 Crescent Road



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Sub Area Boundary and Heritage Assets Appraisal

 Sub Area Boundary	 Local Listed Building of Merit
 Strategic View Corridor & Wider Setting	 Positive Contribution Building
 Statutory Listed Building	 Detractor

Sub Area 5: Christ Church

Numbers 9 and 11 Crescent Road were built in 1997 as detached houses, complimentary to each other, but not quite mirror images, on shallow plots. The properties have since been extended and there is a distance of approximately 15m between the end elevations of these two houses and they are further separated by a pair of adjoining garages belonging to the properties. The extensions added to both properties mean that the two houses have ceased to have similarities in plan and appearance, however their garage do remain as existing.

Policy Background: We believe that the proposals respect and meet the general requirements and guidelines of Haringey planning policies **Haringey Development Management DPD 2017** – DM1, DM9, DM12, **Haringey Unitary Development Plan 2013** – UD3, CSV5 **Haringey Local Plan Strategic Policies 2017** - SP11, SP12 and the **London Development Plan 2016**

Use: The existing use for the application site comprises of Class C3 family freehold dwellings. The proposal seeks no change to its Planning Class or the dwellings. The application seeks permission to extend perimeter boundary low level walls with fence panelling above to match existing and add a gated entrance to the garages. In doing so it will add much need security to the off-street parking space due to the amount of cars being stolen in the area, and also allows the parking spaces to be within the perimeter fences thus giving a larger sense of space to the little amenity space both properties currently have. We are also seeking to extend the garage of no 11 Crescent Road which currently has a canopy roof attached to it. We will be looking to replace the roof and match in with the existing roof slope making the garage look more fluid and in keep with the existing garage shape and design.

Scale: The proposed new walls and fencing along with the extended garage to no 11 Crescent Road will match existing in materials, height and colour and will sit comfortably within the two buildings in terms of mass and space between the buildings.

Appearance: The appearance of the proposal will match the existing property on the site, and match that of the surrounding area. This will include the built form of the development, its architecture, materials, decoration, lighting & texture.

Amenity: The proposals pose no change to existing overlooking or overshadowing to each other. The garage extension will barely be visible over the fence line and the fences and low level walls will match existing thus causing little impact to neighbouring properties. There will be no loss of vegetation or green space. The extension to the garage will remain well below the existing mature tree line to the boundaries of the Haringey Parkland Walk.

Landscaping: The landscaping to both properties will remain as existing.

Access: the proposal makes no change to the existing off street and street parking provisions

Crime Prevention Measures: The site currently has low level walls 6ft high fencing with trellis to no 11 Crescent Road to the perimeter which will remain as existing. The new gated access to the off street parking spaces will add much needed security to the owners cars due to the amount of car thefts which has risen in the area. The outside areas spaces around the property to be protected with movement activated security lighting.

Conclusion: This statement has documented that Crescent Road follows no typology for building nor scale. The clients have lived in these houses for many years consecutively and have genuine concern for their safety and that of their property, which they have come together to add some much needed security to their perimeters and in doing so safeguarding their property so they can continue to be a part of the local community for many years to come