

DESIGN & ACCESS STATEMENT

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2 CROSSWAY PARADE THE CROSSWAY,
LONDON N22 5QX

BEHALF OF TERRA INVESTMENTS(UK) II LTD

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DATE: 16 MARCH 2026

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DESIGNS

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1.0 Introduction & Proposal

- 1.1 This Design & Access Statement has been prepared on behalf of our client, **TERRA INVESTMENTS(UK) II LTD** in support of the proposal to 2 Crossway Parade, The Crossway, London, N22 5QX
- 1.2 The proposal is to convert the existing food takeaway to form a one bedroom accessible flat. As part of the works the existing shop front is to be altered to form a front entrance to the dwelling..
- 1.3 The format of our Statement is as follows:
 - Section 2 describes the Site and its context;
 - Section 3 summarises the Proposal and relevant Planning History;
 - Section 4 provides a summary of the Planning Policy Position;
 - Section 5 provides an assessment and Justification of the Proposal
- 1.4 This document should also be read in conjunction with the supporting documentation.

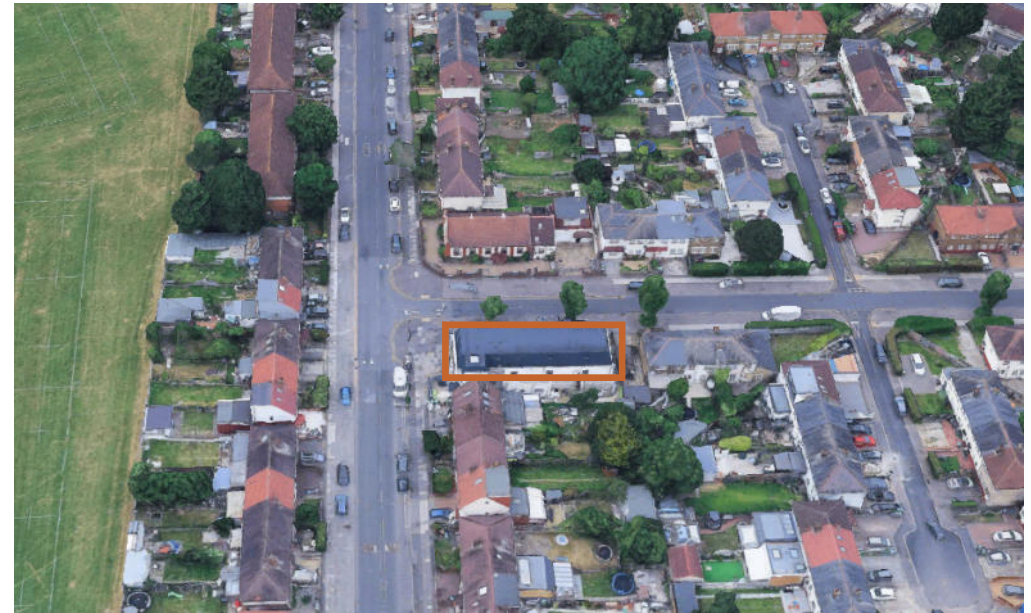
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2.0 The Site

- 2.1 Crossway Parade is located south of White Hart Lane on the junction with Perth Road. It is not located within a conservation area and is not a listed building.
- 2.2 The existing property is part of a recent development.. The block is residential apart from a mini-market located on the corner of the block on the junction between The Crossway and Perth Road.
- 2.3 On the opposite corner is a church but the all the properties on The Crossway are 2 storey residential terraced houses. The north end of Perth Road is also all residential 2 storey terraced housing.
- 2.4 The last use of the site was a food and drink premises.



Birds view of site and surroundings

3.0 Relevant Planning History

- 3.1 There are numerous historic applications however there is nothing of relevant interest

4.0 Planning Policy

- 4.1 Applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following section summarises the relevant local, regional and national planning policies that will be material in the consideration of the proposed development.
- 4.2 The current Development Plan for the London Borough of Haringey comprises:

Relevant Core Strategy Policies: CS NPPF, CS1, CS5. -
Relevant Development Management Policies: DM01, DM02.

London Plan (2021)

Building Strong and inclusive communities
Making the best use of land
Creating a healthy city
London's Form and Characteristics
Delivering Good Design
Inclusive Design
Housing Quality and Standards

5.0 Planning Considerations

The main issues to be considered in this case are:

- 1) Character and Appearance
- 2) Impact on Neighbouring Amenity

- 5.1 The new dwelling will be in line with the other ground floor dwellings within the block.
- 5.2 There were numerous incidents of disturbance and crime while the unit was used as a food & drink premises. The conversion to a residential flat as per the other properties either side that have already been converted into flats, would eliminate such incidents.
- 5.3 Whilst there is no garden amenity, there are numerous local greens/parks within walking distance.
- 5.4 Secure cycle storage for 2no. bicycles will be provided in the front garden.

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Similar projects on Crossway Parade



1 Crossway Parade



3 & 4 Crossway Parade

Quality of Accommodation

- 5.5 The dwelling will comply with National Space standards for a one bedroom two person flat with a total G.I.A of 60m2..
- 5.6 It will be fully compliant with Part M of the Building Regulations
- 5.7 The energy performance will be Building Regulation compliant for new dwellings.

Impact on Residential Amenity

- 5.8 The scheme should be considered to have an acceptable relationship with the adjoining properties and have less impact than a commercial unit
- 5.9 The impact on neighbouring property should be considered as minimal.

6.0 Conclusion

- 6.1 *The NPPF, paragraph 11 states the following:*

The presumption in favour of sustainable development
For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The above extract states that any adverse impacts must outweigh the benefits of the proposal.

It is clear that the benefits of the proposal to the building, the occupants and the environment outweigh any adverse effects.

- 6.2 The development would provide a good standard of accommodation in terms of energy performance. It also improves the quality of living to the neighbouring flats as the conversion will eliminate the disturbances and nuisance of the commercial unit.

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SITE PHOTOS



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