project: 36 Cholmeley Park
reference: 2304/002 – revision A
date: 11.01.2024

DESIGN AND ACCESS STATEMENT
SUPPORTING APPLICATION RELATING TO
36 CHOLMELEY PARK, N6 5ER

1.0 SITE AND CONTEXT

1.1 No. 36 Cholmeley Park is a semi-detached 1930's property, comprising 2 storeys loft conversion.

1.2 No. 36 is located in the Highgate Conservation Area. The property is not listed.

2.0 DESIGN PROPOSALS

2.1 SCOPE

The application proposes:

a) The removal of a length of existing timber fence and timber gate.

b) Re-contouring the front garden to introduce an off-street parking bay.

c) Laying of new permeable hard-landscaped pathway.

d) Introduction of a 2.4m wide light duty domestic crossover on the adjacent pavement.

e) The planting of a new low-level hedge along the front boundary

3.0 PLANNING HISTORY

3.1 The planning history for the property is follows:

(i) HGY/2021/0140 - Convert property from two flats back into a use as a single dwelling – Approved 30/03/2021

(ii) HGY/2011/0545 - Erection of single storey detached timber garden building – Approved 17/05/2011

(iii) OLD/1957/0092 - Conversion into two self-contained flats. – Approved 24/07/1957

4.0 PLANNING POLICY

4.1 The application site is located in Highgate Conservation Area as well as being within the Family Housing Protection Zone as set out in the Haringey Development Management DPD (2017) – policy DM16.

5.0 DESIGN STRATEGY FOR AND HERITAGE CONSIDERATIONS

5.1 The proposal has been designed in accordance with the 'Vehicle Crossover Application Guidance Notes' posted on the Haringey website.

5.2 While the introduction of an off-street parking bay necessitates the removal of a 4.65m section of an existing on-street parking bay, this does not appear to reduce the number of parking spaces available on the street. The existing 25.3m on-street bay can realistically accommodate 4 cars, allowing space between them to pull in and out. In the proposed scheme the two resulting on-street bays (both 10.4m in length) can still accommodate two cars each.

5.3 The proposed hard landscaping surface (a permeable bound gravel) would be an improvement on the existing impermeable crazy paving in terms of water runoff. It is an appropriate and sympathetic material for a conservation area.

5.4 The proposed parking surface (permeable concrete paving blocks with grass growing between) would allow rainwater to still be absorbed by the site and maximises the planting in the front garden.

5.5 The proposed crossover is further than 1.2m away from any street furniture.

5.6 The new hedge to either side of the opening would be maintained at a modest height to ensure visibility of pedestrians.

5.7 The off-street parking bay allows the owner to fit an electric charging point, and this is included on the proposed plan.

5.8 The existing bin storage area will be maintained in the proposed layout.

6.0 ACCESS ISSUES

1.1 ACCESS TO PROPERTY

The property is accessed via a stepped garden path from the pavement the front door. A minor amendment to the route of this path is proposed but this does not alter the property access in any significant way.

The provision of off-street parking will benefit any residents or visitors who may have difficulty walking, as on-road parking spaces may not always be available in close proximity to the property.

1.2 ACCESS WITHIN PROPERTY

Access within the property is unaltered by the proposed works

7.0 SUMMARY

It is hoped this statement and accompanying drawings illustrate that the proposed off street parking bay is in accordance with planning policy, is appropriate for the conservation area, and has no adverse effect on the neighbouring dwellings.