

7 VIEW CLOSE, HIGHGATE, LONDON N6 4DD

DESIGN AND ACCESS STATEMENT TO ACCOMPANY APPLICATION FOR PLANNING
PERMISSION TO CREATE AN OFF STREET PARKING BAY

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EXISTING PARKING ARRANGEMENTS



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EXISTING GARAGE

View Close is a small development of 8 2 storey modern houses designed and built in the 1960's by Architects Dinerman, Davies and Hall. They are constructed of brick with tile hanging on the first floor and mono-pitched roofs.

No.7 is to the back of the close and has an original front elevation and the garage has been retained.

CURRENT LAYOUT

The owner wishes to create an off street parking space in front of the house to allow easy access to her car. Her work requires her to load and unload her car with equipment several times a day.

House numbers 1, 2, 3, 4, 5 and 6 currently have off street parking. Numbers 7 and 8 do not have off street parking. All of the houses were built with integral garages although some have been converted into habitable space. The garages, which were designed in the 1960's, are not large enough to accommodate a modern car.

Some houses are able to park cars in front of their garages without overhanging the pavement. At no 7 the distance from the pavement to the garage is 1.7m and therefore not sufficient to park on with out blocking the pavement.

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RESIDENTS PARKING IN FRONT OF NOS. 7 AND 8



AREA IN FRONT OF NOS. 5 AND 7

In addition the positioning of the residents parking bay outside nos .7 and 8 make it impossible to manoeuvre into the garage of no. 7 and severely restricts access and manoeuvring in front of no. 5.

There are 3 residents parking bays in the Close. 2 of the bays utilise the pavement to park on and the one in front of no 7 is entirely on the road. The bay outside no 7 currently accommodates 3 average sized cars.

The residents parking operates between 10am and noon on Monday to Friday as it does in surrounding roads in the area.

The owner has been monitoring the usage of the parking bays over several months and has observed that the parking bays are seldom or rarely full. The Close is sufficiently far away from Kenwood and Hampstead Heath for it not to be a parking problem at weekends.

The surrounding roads have the same parking restrictions as View Close but generally have ample free bays at all times despite the proximity to a private hospital.

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ENTRANCE TO VIEW CLOSE FROM VIEW ROAD



VIEW CLOSE

PROPOSAL

The proposal involves hard landscaping an area in front of no. 7 to create an off-street parking area. The hard landscaping would be done in brick paviors in a variety of patterns. The existing pavement crossover would be moved to allow access to the off-street parking area.

The existing residents parking bay would be reduced by 4.5m but would still be ample to accommodate 2 vehicles.

The proposed revised parking arrangements would have the benefit of providing better manoeuvrability and access to 5 View Close.

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TYPICAL PARKING IN VIEW ROAD

TYPICAL RESIDENTS PARKING IN VIEW CLOSE

