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Project No:	1239	Date:	10 October 2017
Project:	Bath Cottage		
Address:	95 South End Road London NW3 2RJ		

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1. Our clients wish to apply for a pavement cross-over to facilitate off-street parking and an electric vehicular charging point at the northern boundary of their property.
2. This planning statement should be read in conjunction with the existing and proposed drawings outlining the proposals along with our Parking Stress Survey. We acknowledge that the current Camden criteria for parking stress is 85% occupancy (calculated in accordance with the Lambeth system). Our survey report indicates a measured stress level significantly lower than that benchmark (circa 45%) and as such we consider these proposals will not be detrimental to the parking provision in the roads around the property.
3. We have noted the Conservation area policy for discouraging the creation of hard surfaces in front of gardens and have prepared a design which should address those concerns, with a reinforced grasscrete solution.
4. South End Road is a dead-end road and is rarely full at any time of the day, apart from Sundays, when the CPZ does not operate. Our clients often find it very difficult to park near their house on Sundays
5. Although South End Road is in the CPZ, individual parking bays are not marked on the road. Our attached Proposed Parking Plan shows the new proposed crossover which also allows space for 8 cars to be parked in the road. Our clients have never noted more than that number parked at any one time.
6. There is a precedent set for crossovers in South End Road - several of the houses (85, 97 and 99) along this short road already have off road parking
7. Our clients are very keen to exchange our current diesel vehicle for an electric vehicle, but the lack of appropriate local charging facilities precludes this shift to a more environmentally friendly solution. If permission for the cross-over were to be forthcoming, our clients would be able to install an electric charging point in their off-road parking bay.
8. 95 South End Road is a family home and our clients live full-time at the property. Although they all use public transport for day to day travel in the city, they do require a family car for certain journeys and so their car is most often parked outside the house.
9. From a security perspective, our clients have had their car broken into twice within the last year and believe parking the car off-road would provide a more secure parking solution.