

20 June 2018

Chris Boyle
Archanaeum Ltd
39 Hendon Lane
London
N3 1RY

Our Reference: 2018-3262/PS/Violet Avenue/L01

Dear Chris,

Land Adjacent to 68 and 70 Violet Avenue

Thank you providing me with comments made by the Council's highway officer regarding the development proposals for this site. Officers are of the view that the development proposals will result in the demand for on street parking exceeding 85%, a level it is considered would be detrimental to the operation of the local highway network.

The Officer's response indicates that the Council accepts that the provision of four apartments on this site would generate a parking demand of three vehicles. This demand is based on local car ownership data presented in TTP's March 2018 Transport Statement. In addition to this, Officers are of the view that the site is currently used for parking by two cars associated with 68 and 78 Violet Avenue, despite the client advising that occupants of both properties have no right to park on the site. In addition, the Transport Statement demonstrated that the site can only be used to park one car as the crossover serving the area is not wide enough to provide access to two parking spaces.

You have advised me that since submission of the planning application, the proposals have been revised to reduce the number of apartments from four to three. Local car ownership data from the 2011 Census indicates that residents of flats in the local area own on average 0.71 vehicles per household and that 41% of these households do not own a car. On this basis, the reduction from four apartments to three is likely to result in the demand for parking by future residents reducing from three cars to two. Table 1 shows existing parking demand, recorded by survey in February of this year, and demand as a result of an additional two vehicles parking on street.

Table 1: Existing and With Development Parking Demand			
Date & Time	Parked Vehicles	Available Spaces	Occupancy Level
Existing Demand Tuesday 20 th February 4.30am	108	24	81.8%
Existing Demand Thursday 22 nd February 4.45am	103	31	76.9%
Future Demand Tuesday	110	22	83.3%
Future Demand Thursday	105	29	78.4%

An additional two cars parking on street in the vicinity of the site would result in the occupancy of local on street parking increasing from 81.8% to 83.3%, below the Council's 85% threshold.

Notwithstanding the fact that there is no right for occupants of 68 and 70 Violet Avenue to park on the site, or that two vehicles would not be able to park on site using the existing crossover, I have assessed the effect of a further four cars parking on street, two associated with the development and two associated with 68 and 70 Violet Avenue. This assessment is presented in Table 2.

Table2: With Development and Displaced Parking Demand			
Date & Time	Parked Vehicles	Available Spaces	Occupancy Level
Existing Demand Tuesday 20 th February 4.30am	112	20	84.8%
Existing Demand Thursday 22 nd February 4.45am	107	27	79.9%

Both of the scenarios assessed result in a parking demand below 85%. As such, I do not consider that the development proposals would be detrimental to the operation of the local highway network.

Yours sincerely,



Peter Sturgeon

Director

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