

Photographs of the site and additional context, 63 Mayfield road

1. Description of works

The proposed works include demolishing the current front boundary wall of 63 Mayfield road, and replacing it with a new boundary wall which incorporates bicycle storage and a planter, with a height of 1350 mm (1150 mm for the bike storage and 200 mm for the planter) and depth of 920 mm. We also propose to demolish and replace the boundary wall between 61 and 63 Mayfield road with a double brick wall at the same height as the current wall, approximately 885 mm.

Both walls in their current state have structurally deteriorated and need replacing. The existing front boundary wall is constructed of patterned, whitewashed concrete blocks and has a height of ± 980 mm, supported by concrete fence posts of ± 1170 mm. The existing boundary wall between 61 and 63 Mayfield road is a combination of whitewashed brick and whitewashed patterned concrete blocks approximately 885 mm high. It is primarily the width of a single brick, but is supported at its base by a second width brick.

The following schematic illustrates the proposed front and side boundary wall:



2. Appearance

The proposed front boundary wall will be constructed of mild steel which will be clad with approximately 40 mm timber verticals (Iroko timber or similar), with ± 20 mm spaces between verticals. Further, the front boundary wall will make provision for growing small plants and foliage from the upper 200 mm of the boundary wall / bike box.

The boundary between 61 and 63 Mayfield road will be constructed of unpainted red brick, sensitive to and of similar style to the current front boundary of 61 Mayfield road.

The bike box / boundary wall would have two hinged openings from which to access the bicycles - the first accessible from the street, and the second from within the front garden of the property.

Precedent images of similar structures in the area as follows:



3. Site context

The site is located on Mayfield Road which runs North to South. 63 Mayfield Road is a two-storey, terraced period property with a front and rear garden. The house faces East onto Mayfield Road, with the rear garden facing West. Pedestrian access is directly from Mayfield Road.



The following photographs show the current boundary walls:

Front of house, showing 61 Mayfield to the left and 63 Mayfield in the centre of the frame



Front of house, showing 61 Mayfield to the left and 63 Mayfield in the centre of the frame, along with the tree noted in the planning application. The tree sits on the pavement to the front of the property and will not be impacted by the works.



Front of house, showing 61 Mayfield to the left and 63 Mayfield in the centre of the frame



View of the existing front boundary wall, from inside the front garden of 63 Mayfield road



View of the boundary wall between 61 and 63 Mayfield road, from within the front garden of 63 Mayfield road



4. Precedent

Previous planning permission has been granted for bike boxes from the same manufacturer in Haringey at the following locations:

- HGY/2022/0418 18 Clovelly Road N8 7RH Haringey 14/04/2022: Refuse, recycling and bike storage in front garden.
- HGY/2023/0373 25 Umfreville Road N4 1RY Haringey 04/04/2023: Replacement of existing boundary wall and railing with new cycle store and planter in the front garden
- HGY/2024/1340 115 Seymour Road N8 0BH Haringey 09/07/2024: Installation of cycle storage unit and planter in front garden, replacing current front garden wall.

5. Other considerations

5.1. Promotion of cycling as an environmentally sustainable alternative to private car use

Convenient and secure space for cycles, integrated into the front garden, helps to promote an environmentally sustainable alternative to private car use (along with public transport and walking) and reduces the pressure on parking spots in the street.

5.2. Height and appearance

While the proposed front boundary wall is approximately 180 mm higher than the highest point of the existing wall, this is a practical height for bicycle storage. There are numerous examples of taller boundaries and front garden storage within the surrounding area and therefore this proposal would be in keeping with the existing urban context. Moreover, the integration of the planter unit cleverly disguises the storage feature, which would otherwise need to stand alone in a somewhat unsightly manner.

5.3. Biodiversity

The planter enhances biodiversity by providing planting opportunity for a range of flora supporting pollination. Groundworks will not impact any existing tree root structures or have any interference with pedestrian traffic. The tree on the pavement in front of the property will not be impacted at all.

5.4. High quality and sustainable materials

The design is a high quality, carefully considered storage unit - using the minimum materials required to achieve structural integrity, typically made of 40%+ recycled materials and fabrication within 60 miles of London, and with a long in-service life expected.

5.5. Daylight

There is no impact on sunlight, daylight, or overshadowing.