

PEHRSSON SCOTT

Proposed Erection of Brick Piers, Installation of
New Side Gate and New Sliding Gate, Replace-
ment Paving to Driveway, and Replacement of
Existing Hedge, Tree and Shrub

17 Chistchurch Road, Harringay, London

March 2026

www.pehrssonscott.com
+44 (0)1727 576008
info@pehrssonscott.com

BACKGROUND

This statement has been submitted to support a planning application for a new automated sliding vehicular gate and new pedestrian side gate with associated brick piers, and the removal and replacement of 1 tree, 1 shrub, and 9 linear metres of hedging, along with the replacement of the existing paving.

SITE LOCATION

The site sits on the northern side of Christchurch Road which lies to the southern reaches of Crouch End and sits within the London Borough of Harringay. The site lies within the 'Crouch End' conservation area and more specifically within the sub area of 'Christ Church' - a group of curved residential roads around Christ Church to the south (See fig. 1).



Fig.1 Site Location and Crouch End conservation area

EXISTING CONDITION

The front garden and driveway are enclosed by a brick and stone mortared wall measuring approximately 500–600mm in height. This wall is in a poor state of repair, with several sections damaged by the invasive growth of ivy. Behind the wall, an overgrown Category C1 Privet hedge has extended over the pavement by 600–1200mm. The hedge has reached a stage where a hard cutback would risk its long-term health and result in bare, uneven foliage.

Within the front garden, there are two existing trees—a Category B2 Hawthorn and a Category C1 Hawthorn—alongside a Category C1 Privet shrub. Due to the heavy shade cast by the overgrown hedge, the two Hawthorns have developed sparse canopies and uneven, irregular forms.

Access to the property is currently provided by a narrow pedestrian gate to the east and a 3.2-metre-wide manual vehicle gate to the west. The existing arrangement requires vehicles to stop on the highway while the gate is operated manually, which limits convenience and presents a minor safety concern. The configuration also provides limited security to the property, emphasising the need for a more efficient and secure access solution.



① 19 Christchurch Road ②

Rear Garden ③

Front Garden + Parking

Fig. 2 Site Context

EXISTING SITE PLAN

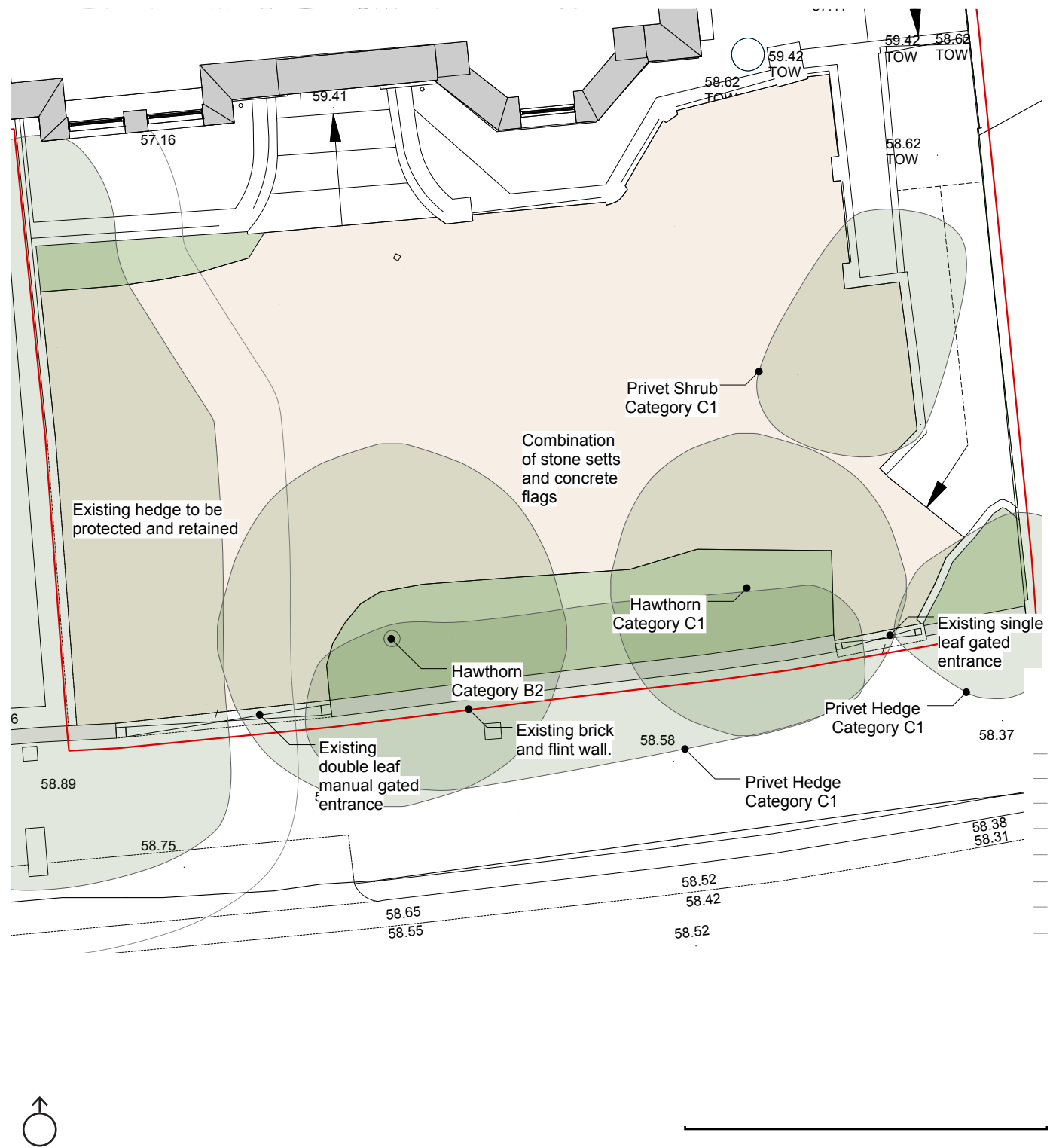


Fig. 3 Site Plan and Tree Survey (NTS)

SITE PHOTOS



Plate 1 Existing Site Photos

17 CHRISTCHURCH ROAD

LANDSCAPE STATEMENT

DESIGN APPROACH

The design approach seeks to sensitively renew the existing frontage to enhance both the functionality and appearance of the property, while preserving the special character of the Crouch End Conservation Area. The proposal uses high-quality, durable materials that complement the architectural style of the property and harmonise with the surrounding streetscape. Poor-quality and overgrown planting will be replaced with new semi-mature species that maintain privacy, reinforce the established verdant character of the area, and provide a well-structured, attractive setting for the property.

A new sliding vehicle gate will be introduced to improve both access and security, designed to operate efficiently within the existing site layout while maintaining a discreet and refined appearance. All improvements to access and security are integrated into the design to ensure they remain sympathetic to the site's context, achieving a balanced enhancement that respects the historic and aesthetic qualities of the wider street scene.

MATERIAL

The material palette has been selected to ensure a high-quality and contextually appropriate finish that complements the property and its conservation area setting. The existing flint wall will be repaired and enhanced with new brick piers constructed from London yellow stock brick, finished with a blue brick coping to reflect local vernacular detailing.

Replacement yew hedging will reinforce the boundary's greenery and privacy, while new Amelanchier trees will introduce seasonal interest to the frontage and offset the removal of the category C1 hawthorn tree and privet shrub. The new gates will be crafted from black-stained hardwood, offering a refined and secure entrance. Collectively, these materials provide a cohesive and sympathetic treatment appropriate to the historic and architectural context of the site.

AMOUNT

The proposed works represent a modest and proportionate level of development, focused on the sensitive renewal and enhancement of the existing frontage. Around 9 linear metres of existing hedging will be removed and replaced with a 1.8m high instant yew hedge to provide immediate screening and reinforce the green boundary character. One Category C1 hawthorn

Plan View Details:

- New Amelanchier lamarkii, Multistem, 3.5m ht.
- Flush header course to delineate path
- New Natural Stone Setts
- Privet Shrub Category C1 to be removed
- New Natural Stone Flags
- Existing hedge to be protected and retained
- New London yellow stock brick wall with blue brick coping detail. Ht. 1800mm
- New black stained hardwood sliding gate, 1800mm ht.
- New London yellow stock brick pier with blue brick coping detail. Ht. 2000mm
- New 1.8m ht. Yew hedge
- Existing brick and stone wall. To be stripped of ivy and made good
- Hawthorn Category B2 to be protected and retained
- Privet Hedge Category C1 to be removed
- New Amelanchier lamarkii, Multistem, 3.5m ht.
- New black stained hardwood gate, 1800mm ht.
- New London yellow stock brick pier with blue brick coping detail. Ht. 2000mm. Integrated post box and house number with LED downlight.

Section View Details:

- Existing hedge to be protected and retained
- 3200
- 1800mm
- New black stained hardwood sliding gate, 1800mm ht.
- New London yellow stock brick wall with red brick coping detail. Ht. 2000mm
- New 1.8m ht. Yew hedge
- Existing brick and flint wall. To be stripped of ivy and made good
- 990
- 550mm
- New black stained hardwood gate, 1800mm ht.
- Wider piers to accommodate integrated parcel / post box
- New 1.8m ht. Yew hedge
- Anthracite grey LED downlights to piers.

Scale and Orientation:

- North Arrow (N)
- 5m scale bar

17 CHRISTCHURCH ROAD

tree and one Category C1 privet shrub will be removed and replaced with two multistem Amelanchier trees at approximately 3.5m in height, enhancing the landscape's structure and seasonal interest.

Four new 2m high brick piers will be constructed to flank the existing wall, complementing the proposed 1.8m high black-stained hardwood pedestrian and sliding vehicle gates. Overall, the scale of works is restrained and designed to deliver a high-quality improvement that sits comfortably within the conservation area context.

TREE ROOT PROTECTION AREA METHOD STATEMENT

All proposed paving and hard landscaping works within the Root Protection Area (RPA) of the retained tree will be confined to areas of existing hardstanding that have historically been used as a driveway. As such, ground conditions in these areas are already compacted, and no additional compaction is anticipated as a result of the works. The foundations for the new walls, piers, and sliding gate will also be excavated by hand, with particular care taken to avoid damage to any roots encountered. Where the removal of minor roots is unavoidable, these will be cleanly pruned using sharp tools, and no roots will be left exposed to air or frost overnight. All operations will be undertaken under arboricultural supervision where necessary, ensuring full compliance with best practice in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

CONCLUSION

The proposed works represent a sensitive and proportionate enhancement of the existing property frontage, addressing issues of deterioration, access and security, and overgrown vegetation while preserving and reinforcing the special character of the Crouch End Conservation Area. The design employs high-quality, contextually appropriate materials and carefully considered planting to improve the property's appearance, accessibility, and security without altering its established character. All works within the Root Protection Area will be carried out using hand methods to safeguard existing trees and ensure compliance with best arboricultural practice. Overall, the proposals deliver a well-balanced and respectful improvement that enhances the visual quality, functionality, and longevity of the property's frontage while maintaining harmony with the surrounding historic streetscape.