

Design and Access Statement

Proposed Front Garden Works – 145 Cranley Gardens, London N10 3AG

1.0 Introduction:

- 1.1 Planning permission is sought for alterations to the front garden and access arrangements at No.145 Cranley Gardens.

2.0 Site Location:

- 2.1 The site comprises a two-storey detached Edwardian dwelling dating from 1925.
- 2.2 The property is not listed and lies outside a Conservation Area.
- 2.3 The site is within Flood Zone 1.
- 2.4 Location and site plans accompany the application.

3.0 Planning History:

- 3.1 A Certificate of Lawfulness, planning reference: HGY/2025/1440, was granted in July 2025 for rear extensions and associated alterations.
- 3.2 Planning application reference: HGY/2025/3276, was refused in January 2026 for front garden redesign and access alterations. The application was refused on the grounds that the widening of the existing vehicle crossover was contrary to Planning Policy DM33.

4.0 Proposals:

- 4.1 This scheme omits the refused element, the widening of the existing vehicle crossover. In addition, it omits the raising of the driveway level.
- 4.2 All other proposals remain as previously submitted:
- 4.2.1 The front boundary wall will be lowered to remove the wave-form detail and finished with matching brick-on-edge coping.
- 4.2.2 Two low-level parking security telescopic bollards will be installed and the driveway opening widened to allow two vehicles to park easily.
- 4.2.3 A new, separate pedestrian entrance with open metal bar gate and stepped pathway aligned with the front door will provide a clear and separate access to improving safety and accessibility.
- 4.2.4 The side pathway will be widened and ramped to provide step-free access, with new open metal bar gate and low-level security lighting.
- 4.2.5 The timber side passage gate and screen will be replaced with a same height metal bar gate and screen. The existing timber fence between No. 145 and No. 147 will be replaced by a new 2.0m high brickwork boundary wall as allowed under permitted development.
- 4.2.6 The existing front porch will be extended using matching materials and construction to form a covered seating area.

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4.0 Proposals cont'd

- 4.2.7 Existing garage doors will be replaced with more usable timber bi-fold doors.
- 4.2.8 The existing garden dwarf brick and sleeper walls will be repaired or rebuilt to match existing.
- 4.2.9 Hard concrete paver surfaces will be replaced, the driveway with permeable gravel with a stabilising grid, the paths with brick edged stone paving, and brick setts.

5.0 Sustainability:

- 5.1 Biodiversity: Minor reductions in the low-value lawn area (approx. 4.5m²) and non-native hedge length (approx. 1.6m) will have negligible ecological impact.
- 5.2 Drainage: Permeable materials, which will amount to 60% of the total hardstanding area, will significantly reduce surface water runoff and pressure on local surface water drainage systems.
- 5.3 Materials: Reuse of existing materials and durable, recyclable components will minimise environmental impact.

6.0 Amenity:

- 6.1 The proposals are low-level and will not affect daylight, sunlight, or privacy.
- 6.2 Visual impacts will be limited and in keeping with the character of the property and street.

7.0 Access, Parking and Refuse:

- 7.1 No changes to parking or refuse arrangements are proposed.
- 7.2 Access will be improved through a separate pedestrian entrance and step-free side path.

8.0 Conclusion:

- 8.1 The scheme addresses the previous refusal by removing the widening of the existing vehicle crossover.
- 8.2 The remaining elements were previously found acceptable by the Local Planning Authority.
- 8.3 The proposals are modest, policy-compliant, and will not result in harm, while improving accessibility and drainage.

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31st March 2026