

70 Seymour Road, N8 0BE

Design and Access Statement for
planning application for fixed bicycle
store as front boundary treatment

Site, Context and Existing Property

Site & Context

The property is located on Seymour Road in the Borough of Haringey in London.

The property is not within a conservation area and is not listed.

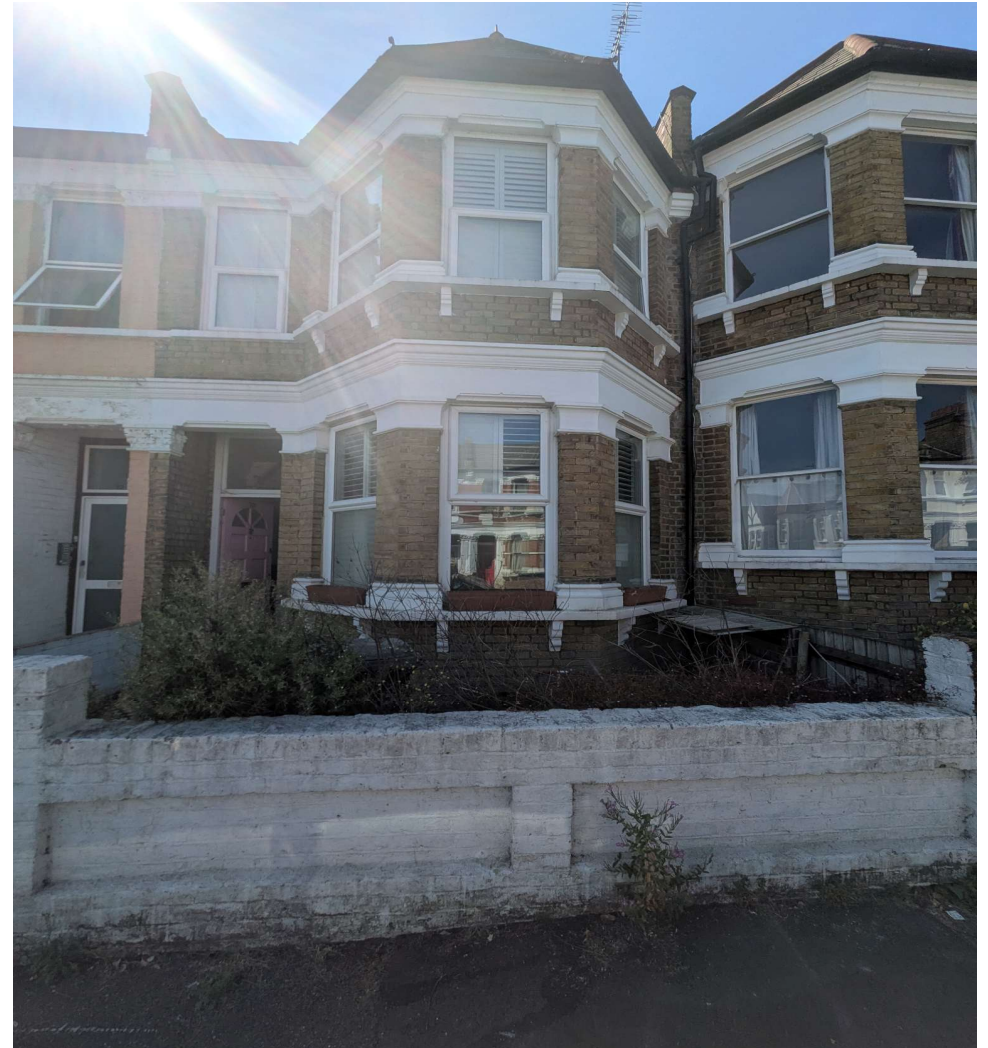
The street is a traditional late Victorian residential street comprised of terraced and semi-detached houses, primarily two storeys in height.

Existing Property

The property is a single dwelling family house arranged over two storeys with a loft extension and a side-return infill extension to the rear. It also has a lower ground non-habitable basement.

The property is owner-occupied and constructed of brick. The property has been well maintained.

See adjacent photograph of the property from the front road elevation.



Overview, Scale and Design

Overview

The proposal seeks to tidy and improve the appearance of the existing front garden by housing refuse and recycling bins, and storing bicycles. This will remove the clutter which often appears in properties and improve the frontage while adding to the verdant nature of the front garden.

The application is similar in nature to a range of other properties in the immediate area that have been granted approval either via full planning or via a certificate of lawfulness under permitted development. Nearby examples have been identified and referenced in support of this application.

The design intent is to address the requirements of urban living and provide a contemporary solution within the fabric of the Victorian terraced street. The proposed store has been designed to accommodate bicycles, refuse bins and recycling bins, meeting the mobility and storage needs of the household. The design has also taken into account the practical manoeuvring requirements for both bicycles and bins.

The bike store will be constructed from mild steel on a concrete slab and incorporates a 200mm high planter at the top. A further advantage of the design is that refuse and recycling bins will be screened from view from the street.

Scale & Design

- Fabricated from mild steel (corten steel).
- Overall dimensions: **3.9m (W) x 0.9m (D) x 1.35m (H)**.
- Constructed on a concrete slab.
- Integrated **200mm high planter** to the top of the structure.
- Screens refuse and recycling bins from the street.
- Overall height remains **below 1.4m on all boundary lines**.
- Height is comparable to the existing front wall posts of adjoining properties.

Supporting Considerations

There are a wide variety of boundary treatments along the street, including exterior bicycle storage units of an identical design from the same manufacturer on at least four nearby properties.

Identical bicycle storage sheds have received planning permission on other Harringay Ladder roads, including 115 Seymour Road (HGY 2024/1340) and 25 Umfreville Road (HGY/2023/0373). The current proposal is materially identical.

The proposed storage/boundary treatment is comparable to other boundary walls and will not appear inconsistent in scale or appearance.

Integrated planters will enhance the appearance of the frontage and support biodiversity when compared with the existing plant-free garden area.

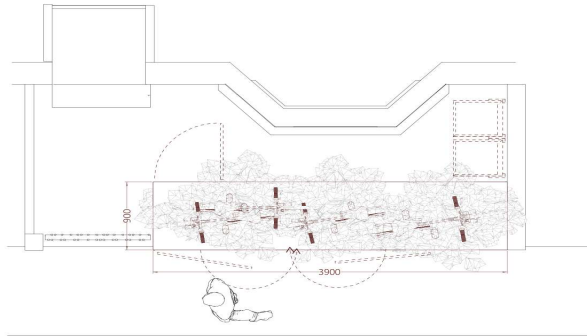
The proposal is proportionate and subordinate to the host building and is in keeping with development in the surrounding area.

The proposal will not result in a loss of sunlight or daylight, nor will it have an overbearing impact on neighbouring properties.

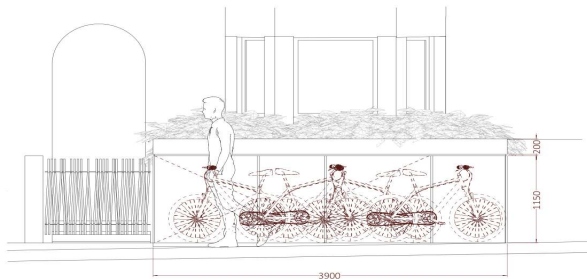
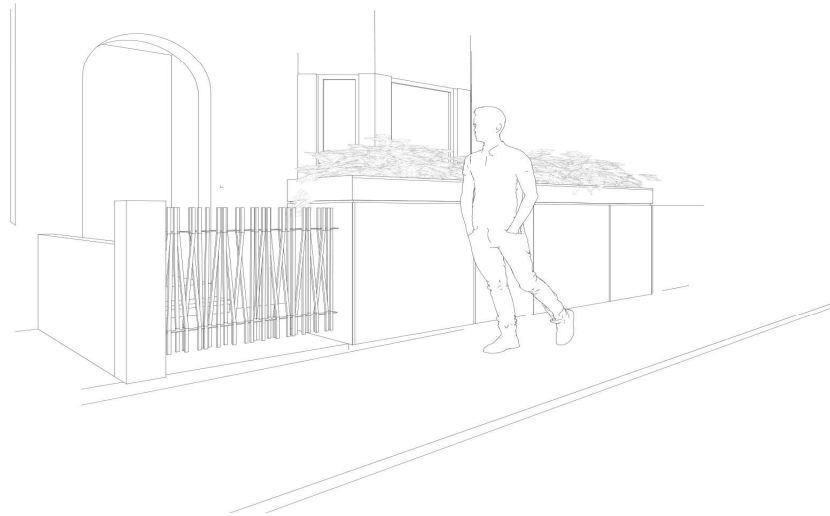
The proposal will not result in any loss of privacy to neighbouring properties.

The naturally patinated steel finish will weather to a colour that complements the brickwork of the host property and neighbouring Victorian terraces.

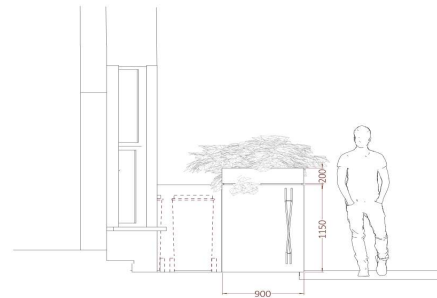
Street View, Front Plan and Elevation



01 Plan



02 Front Elevation



03 Elevation

Notes:
All site dimensions from Architect drawings or agreed survey.
Layout of plan as agreed with front door layout. Actual final position may differ.
Client is responsible for site preparation and levelling of base and all finishes for the concrete surfaces, and pavements.
Water for irrigation is strongly recommended, as is power source for future uses.

Changes must be requested prior to manufacture

All finishes are oxidized (red) finish as standard other finishes on consultation and additional to cost.

Drawing of building context is indicative and not representative of actual dimensions and features.

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00BB 70 Seymour Road Proposed

00BB-GA100-01

Drawing No.

Project

For BikeBox/Works Ltd. 124 Durrington Road, London UK E5 0HS T 07590832302 E Lawrence@nomad-workhouse.com

RevDate 12/07/2026
Scale 50 @A3
Drawn by LHF

Concept

0 5m

Materials and Performance

Material

Storage box is constructed of robust naturally patinaed corten style steel. The colour of the surface will darken to a rich chocolate brown that is reminiscent of the colour of brick, similar to the rest of the house.

Planting

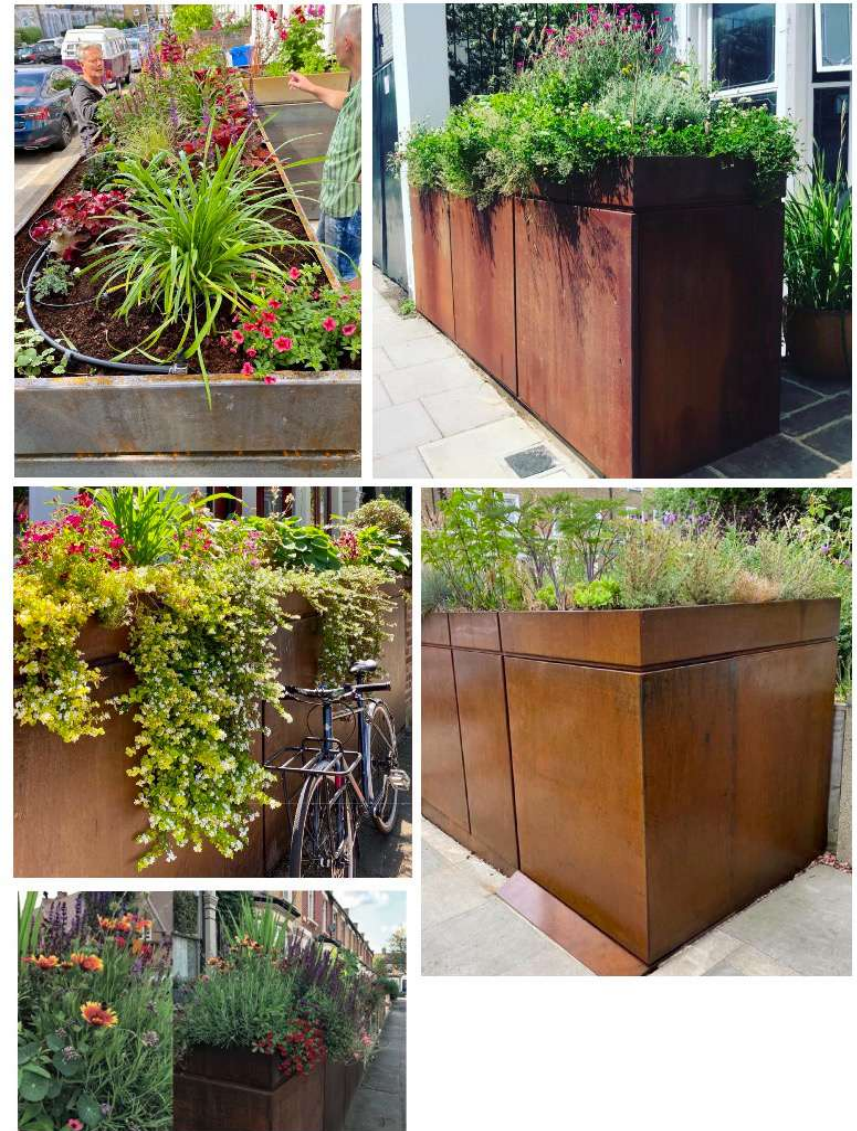
The box is intended to support a variety of planting. The depth of growing medium is 200mm which provides a strong base for a biodiverse planting promoting active bio-culture. There is included a drainage layer of pebbles to secure the balance of water is not overwhelmed in wet times of the year.

This planting strategy promotes a higher degree of carbon absorption than sedum mats, and participates in cleaning the air of pollutants. Varied planting helps support the bio culture of box being specifically attractive to insects and bees.

Plantings will be year-round with a mix of species that remain green through the winter months and is offered as a meadow of green and colourful flowers. Some species that perform well are: Salvia (all varieties), Anemone, Allium (all varieties), Agastache, Cimicifuga (Banberry), Liriope muscardi, Liatris spicata, Selinum, Heuchera, Verbena, Euphorbia, Echinacea, Astrantia, Lavenders,

Maintenance

The box is constructed of robust mild steel that is allowed to oxidize to the natural brown colour and then sealed to halt the oxidation. The material is scratch and graffiti resistant and is impermeable and fire resistant.



Planning History of Approval for Bike Storage

The below table summarises planning approvals for similar projects to the current proposal in the locality of the current application. In particular, it is noted that application HGY/2024/1340 was for an identical model of storage on the same street as the current application address and was approved on 09/07/2024. It is submitted that the current proposal is materially identical to HGY/2024/1340.

Application Reference	Proposal	Address	Decision Notice Date
HGY/2024/1340	Installation of cycle storage unit and planter in front garden, replacing current front garden wall	115 Seymour Road, <u>Harringay</u> , London, N8 0BH	09/07/2024
HGY/2024/0387	Proposed installation of a bicycle storage unit within <u>front</u> garden. ' <u>Protect-a-Cycle</u> ' model manufactured by <u>Trimetals</u> . Works involving construction of level concrete base onto which new storage unit would be bolted. Removal of existing paving stones, replacement with permeable gravel bed, made up of grey slate chippings. A strip of block paving at one side of the area to act as a path from the gate to the front door would be retained.	2 Linley Road, Tottenham, London N17 6RP	12/04/2024
HGY/2023/1604	Erection of a bicycle storage unit in the front garden	498 Seven Sisters Road, Tottenham, London N15 6EP	14/08/2023
HGY/2023/0250	Proposed construction of a bicycle storage box in the front garden	19 Claremont Road, Hornsey, London N6 5DA	05/05/2023
HGY/2023/0373	Replacement of existing boundary wall and railing with new cycle store and planter in front garden	25 <u>Umfreville</u> Road, Hornsey, London N4 1RY	04/04/2023
HGY/2022/4051	New boundary fence and front passage enclosure for bicycle storage	42 Midhurst Avenue, Hornsey, London N10 3EN	01/02/2023
HGY/2022/0552	Erection of bicycle store in front garden	12 Claremont Road, London N6 5BY	21/04/2022
HGY/2022/0521	Erection of bicycle and bin storage in front garden	25 Bedford Road, London N15 4HA	14/04/2022
HGY/2021/3158	Erection of bicycle storage unit in front garden	6 Nelson Road, London N8 9RT	15/12/2021