



20 CROXFORD GARDENS

DESIGN & ACCESS STATEMENT
RETROSPECTIVE PLANNING APPLICATION

PROJECT ADDRESS:

20 Croxford Gardens,
London
N22 5QU

DATE:

DECEMBER 2023

Tikari Works

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1_PROJECT DESCRIPTION

1.1 PURPOSE OF STATEMENT

This design statement is to support the retrospective planning application for 20 Croxford Gardens, London N22 5QU. The key areas for consideration are as follows:

- Ground floor side extension
- Side and front wall
- External storeroom beyond principle elevation

1.2 PLANNING HISTORY

20 Croxford Gardens has undergone some alterations and additions since its original construction in mid 1900s, these include the permitted development of the dormer, side and rear extensions, as well as the first floor side extension, all of which have gained consent.

Applications:
HGY/2016/3942
HGY/2020/2951

The property is not in a conservation area , nor is it listed or adjoining a listed building/property.

1.3 DESIGN DETAIL

The aforementioned additions have been constructed to a high standard and the materials and finishes have been selected with an effort to be in keeping with the local character.

The ground floor side extension is used for storage purposes and does not require heating or other services provisions.

The walls that enclose the front garden have a double gate to allow for pedestrian access to the enclosed area. This wall was constructed as a deterrent from fly-tipping that frequently took place on the applicants property due to its secluded nature behind the tall bushes/hedges and its proximity to a main road.

The external storeroom located beyond the principle elevation is a temporary structure that uses the garden walls to enclose the space, while a corrugated metal roof and plywood wall create the protected storage space.

1.4 TRANSPORT CONSIDERATIONS

Car parking provision will remain as on-street parking, as existing and does not require highways adjustments.

1.5 AREAS

Proposed Floor Area	
• Ground floor side extension:	14.5 sqm
• External store room:	18 sqm

Total GIA:	32.5 sqm
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2_SITE PHOTOGRAPHS

2. As Built - Site Photographs

Opposite are images of the existing, as built, development. These images show how the additions sit within the sub-urban context.

The garden walls maintain the corner conditions that are present on the junction between The Crossways, Croxford Gardens and James Gardens (see aerial image of junction on following page).



1. View from James Gardens
2. View from The Crossways
3. View from front of property
4. View from opposite the building on Croxford Gardens

2_SITE PHOTOGRAPHS

2. Aerial Image of Site

The corners of the junction between The Crossways, Croxford Gardens and James Gardens are clearly defined and enhanced by a mixture of mature hedges, medium sized privet hedges, access gates and fences. The presence of the garden walls at 20 Croxford Gardens is not out of keeping with the corner conditions at this junction.



1. View The Crossways, Croxford Gardens and James Gardens intersection from Google Earth aerial image

3_LOCAL PRECEDENTS

3. Precedents of local corner conditions

Within the local area, there are several precedents of tall or built up corner boundary conditions, which are in keeping with the local urban character.

The most relevant of these precedents are the tall hedges that form strong edge and corner conditions, particularly on the junction where The Crossways, James Gardens and Croxford Gardens intersect.

The small storage extension and garden walls that have been constructed at 20 Croxford gardens maintain the clear establishment of these local corner conditions.



1.



2.



3.



4.

1. ~2.5m gates opposite site - James Gardens
2. 3.5m hedge and 2.5m shed - Rivulet Road
3. Corner plot extension - Eldon Road
4. Built up boundary condition - The Crossway