



20 CROXFORD GARDENS

DESIGN & ACCESS STATEMENT
RETROSPECTIVE PLANNING APPLICATION
REMEDIAL WORKS

PROJECT ADDRESS:

20 Croxford Gardens,
London
N22 5QU

DATE:

MARCH 2024

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:

- Retention of ground floor side extension
- Reduction in height of side and front wall
- Removal of 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, the following of which have gained consent.

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

The most recent retrospective application (HGY/2023/3324) has been refused permission due to the “design, size, scale and prominence in the street scene due its location at the front of the property”. This application aims to retain the side extension, while altering and removing the most prominent aspects of the development that lie beyond the building line.

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 front walls will be reduced in height from 2.5m to the appropriate level of 1m, mitigating any overbearing or obtrusive presence on the road that the existing wall has been deemed to have.

The external store room situated beyond the building line shall be removed, leaving a 1m wall on the perimeter, in keeping with the rest of the proposed garden walls.

The ground floor side extension is currently used for storage purposes and does not require heating or other services provisions. This extension is clearly subordinate to the existing property and the massing of the terrace block itself.

1.4 TRANSPORT CONSIDERATIONS

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

1.5 AREAS

As-built Floor Area

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

After remedial works:

• Removal of external store room:	-18 sqm
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Total Area: **14.5 sqm**

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.

This application proposes the retention of the side extension, removing the external storage to the front and reducing the front garden walls to 1m in height.

These remedial works aim to reduce the overall impact of the development on the streetscape and make an effort to sit more comfortably within the street - becoming subordinate in scale to the original building and respecting the unity and massing of the terrace.

By removing the front storage room and lowering the walls, the property should feel less cramped or overdeveloped, providing more external recreational/garden space.



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 1m high garden walls at 20 Croxford Gardens would not be out of keeping with the corner conditions of the existing junction.



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

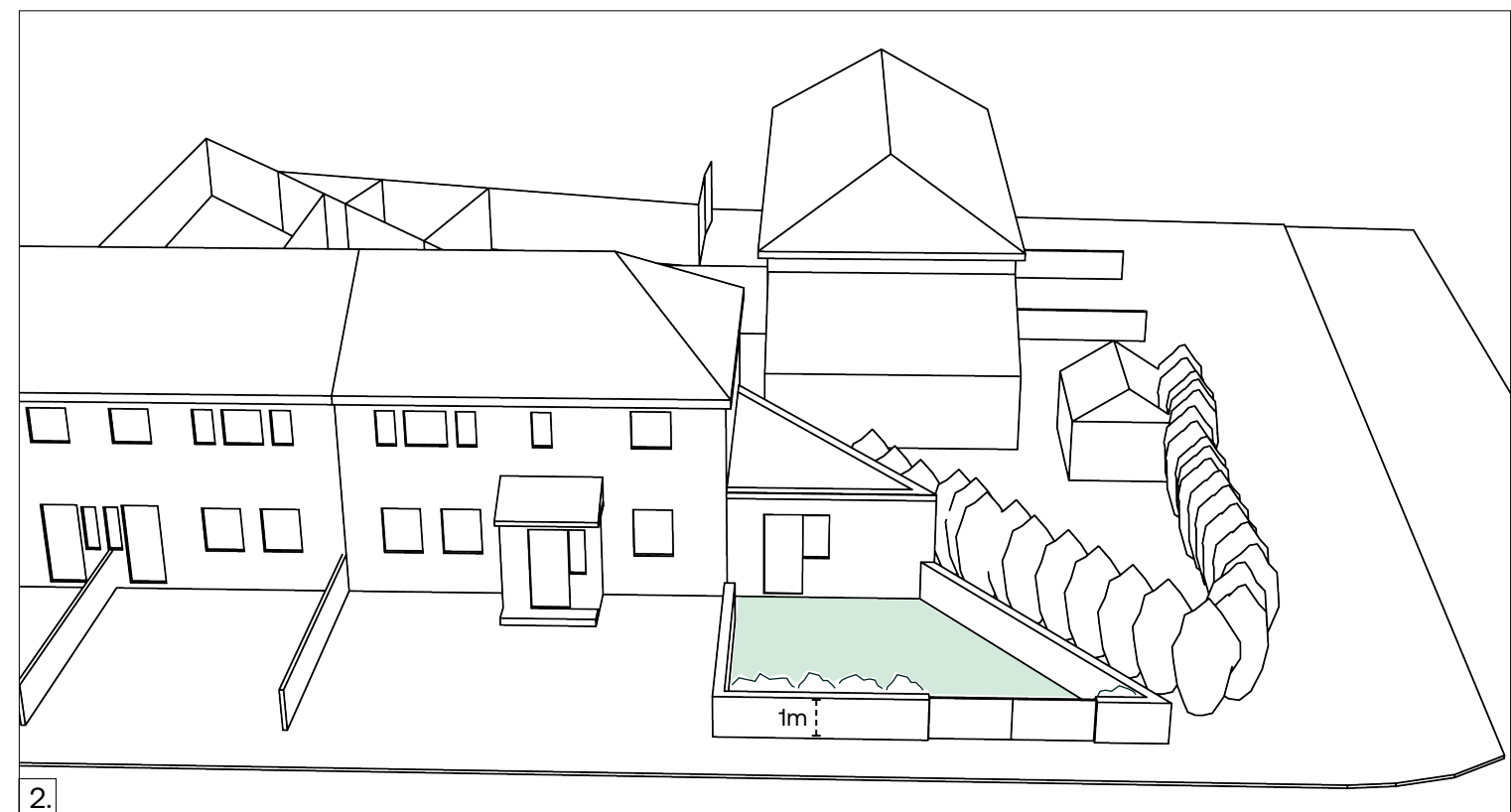
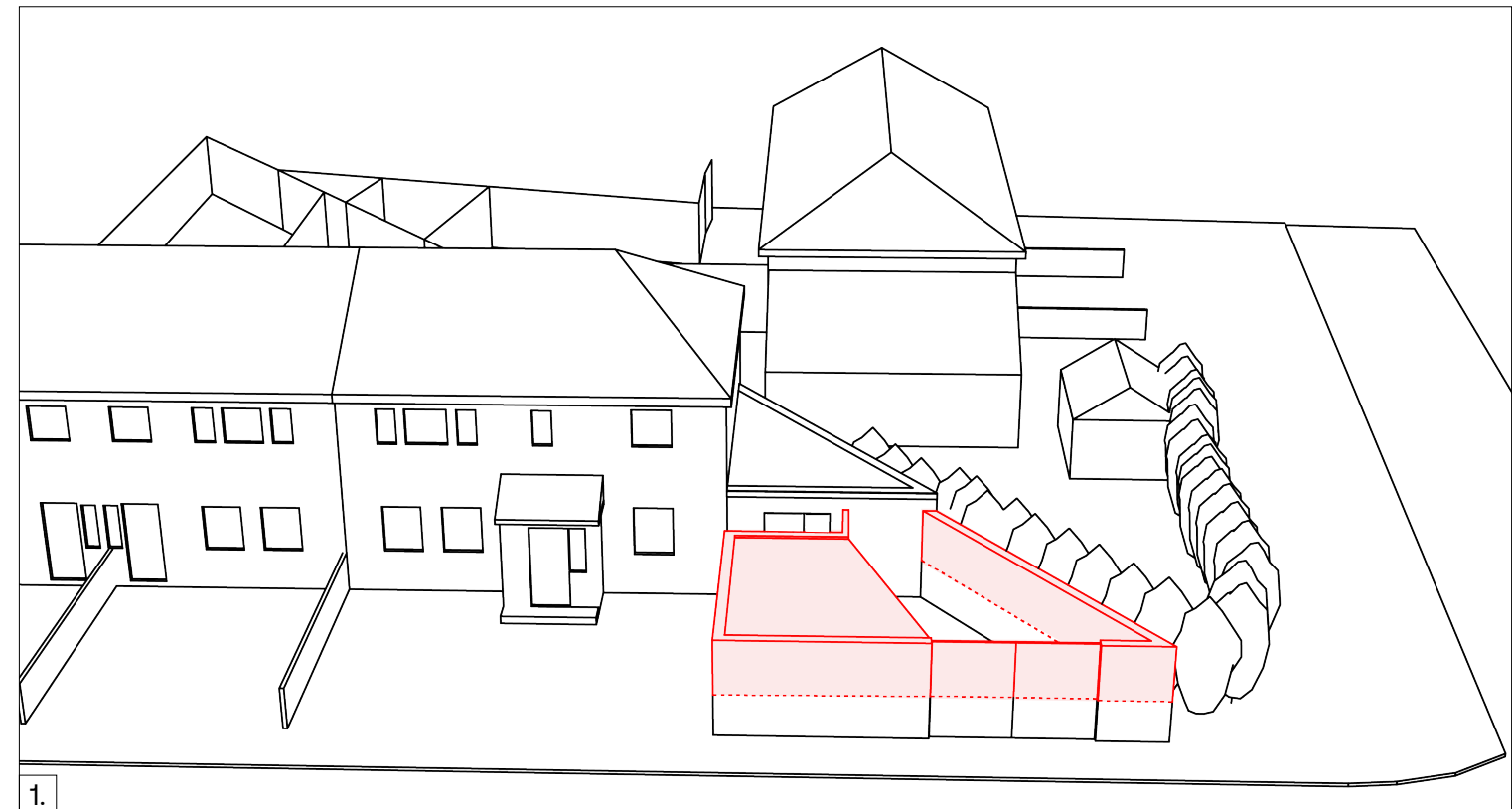
3_PROPOSED REMEDIAL ALTERATIONS

3. Proposed remedial alterations

Taking the feedback on board from the Decision Notice for the retrospective planning application (ref. HGY/2023/3324) the proposed remedial works aim to address the key issues raised against the existing developments, while limiting the extent of demolition/removal of existing structures.

Therefore, this application proposes the removal of the storage room to the front and the reduction in height of the garden walls and gates to the appropriate level of 1m.

These proposed amendments aim to limit the impact of the existing developments on the streetscape and respect the local existing character of the area.



1. Existing condition with elements to be removed highlighted in red.
2. Property following remedial works - lowering walls and removing storage room from beyond building line.