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1.0 SITE AND CONTEXT

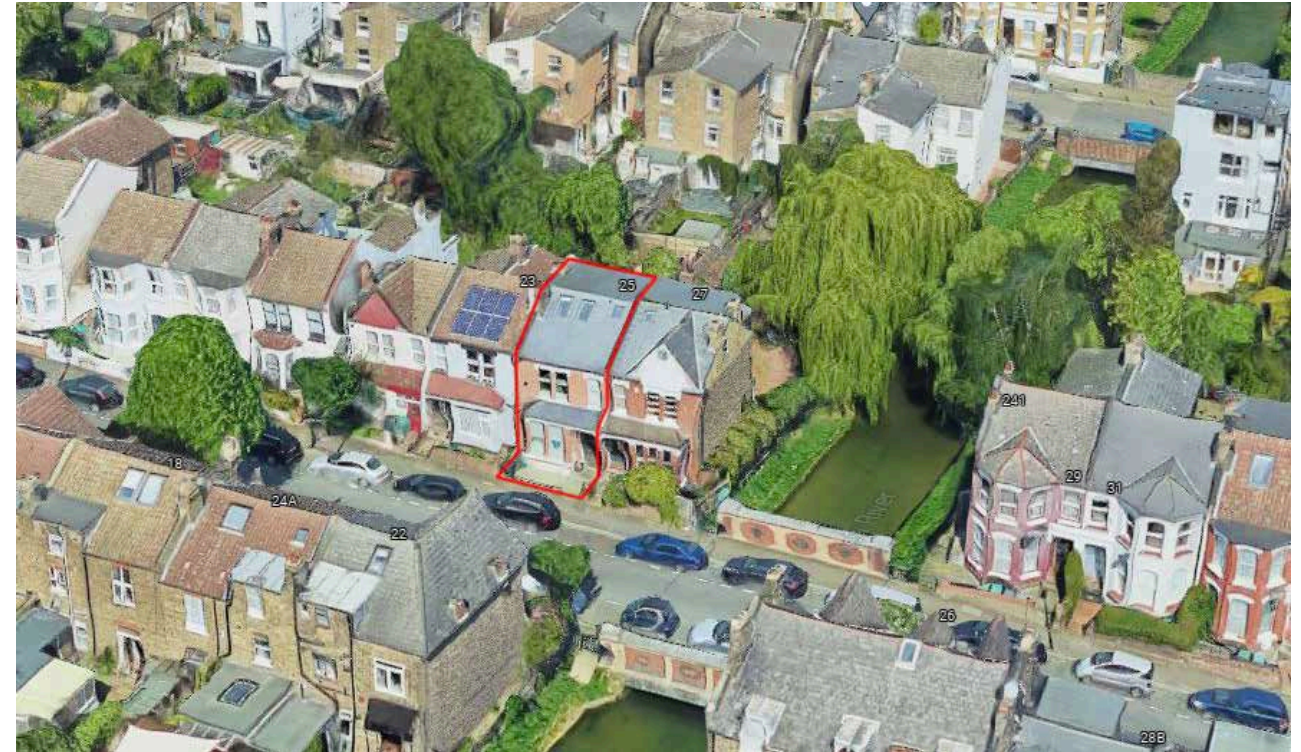
25 Umfreville Road N4 1RY, Harringay

1.0 Site & Context

The property is located on Umfreville Road in Haringey is in the London region of England. The postcode is within the Harringay ward/electoral division, which is in the constituency of Tottenham.

The house is not within a Conservation Area and is not listed.

The street is a traditional Victorian residential street made up of a variety of semi detached and terraced houses primarily two storeys in height.



2.0 EXISTING HOUSE

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2.1 Previous Application History

The only known planning information available for the property is for the certificate of lawfulness for a loft dormer extension under reference HGY/2014/3285 and HGY/2022/0393 For an Erection of single storey side/rear extension (under construction)

2.2 Existing House

2.2.1 Overview

The existing house is a family home arranged over two storeys and a loft extension and has a lower ground non habitable basement space. The property is owner occupied and a terraced house which is constructed of brick. The house is a single-family dwelling. It is two main floors with a loft conversion.

2.2.2 Condition

The property has in general been well maintained particularly loft level which has been added.

2.2.3 Photos

Please see attached a photo of the building from the front road elevation.



3.0 PROPOSAL

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3.1 Proposal 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 maintaining the general 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. For a brief overview we have listed and shown some nearby examples for reference.

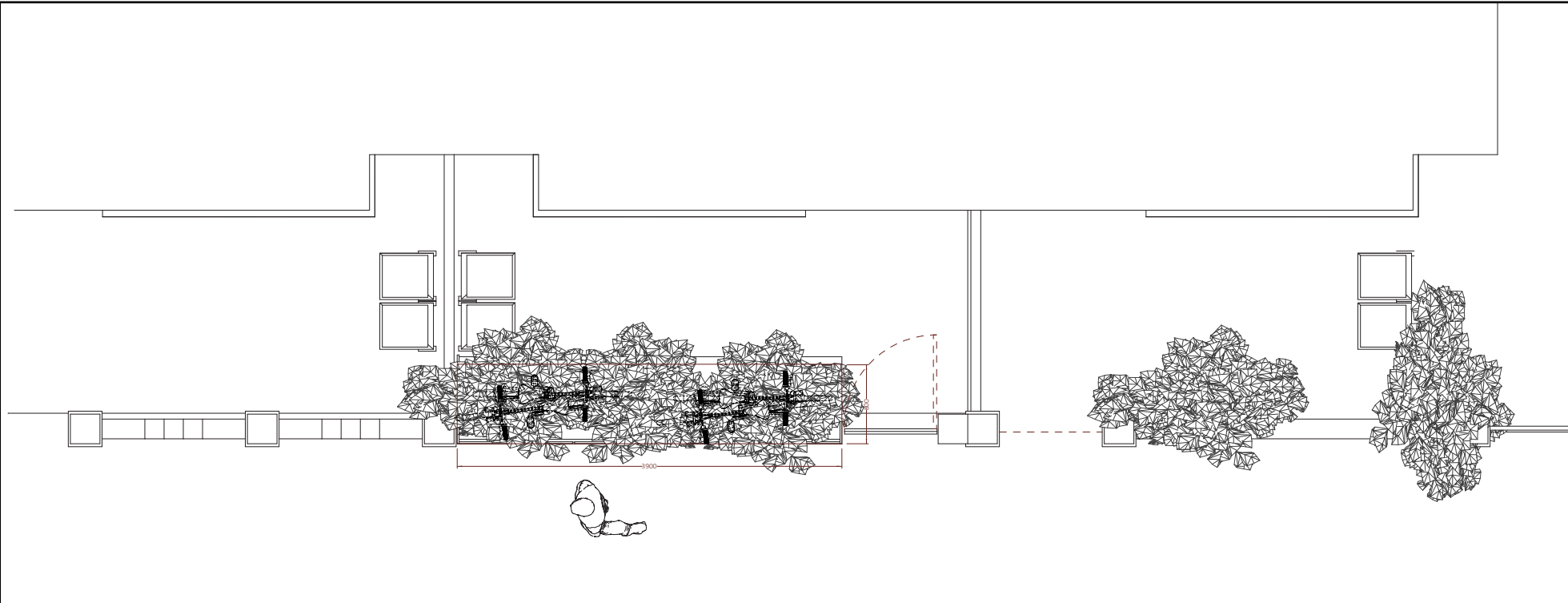
The design intent is to address the requirements of urban living and provide a contemporary solution to the fabric of the Victorian terraced street. The proposed store has been designed to allow storing of the bike, refuse and recycling bins. This will meet the mobility needs of the entire household. The design has also taken into account how a bike and bins would need to be manoeuvred into and out of the store. See enclosed drawings which accompany this application.

The bike store will be built from mild steel on a concrete slab. The design includes a 20 cm high planter at the top. A further advantage of the design is that the bins of the property will be hidden from the street.

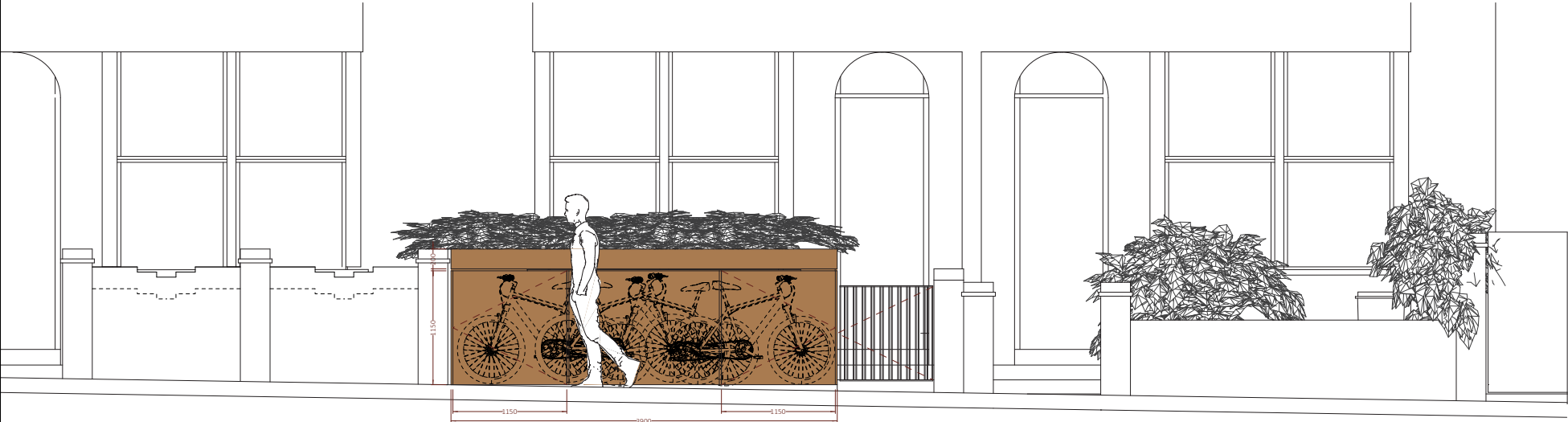
3.2 Scale & Design

The design will be fabricated from mild steel (corten steel) with dimensions of 3.7m x .8m x 1.4m.

The bike store will be built from mild steel on a concrete slab. The design includes a 20 cm high planter at the top. A further advantage of the design is that the bins of the property will be hidden from the street. The design of the storage box is 3.7m x .8m x 1.4m and the top of the storage height will be below 1.4 meters on all boundary lines, this would be in line with the height of the existing front wall of the adjoining occupiers to the left of the property.



01 Plan



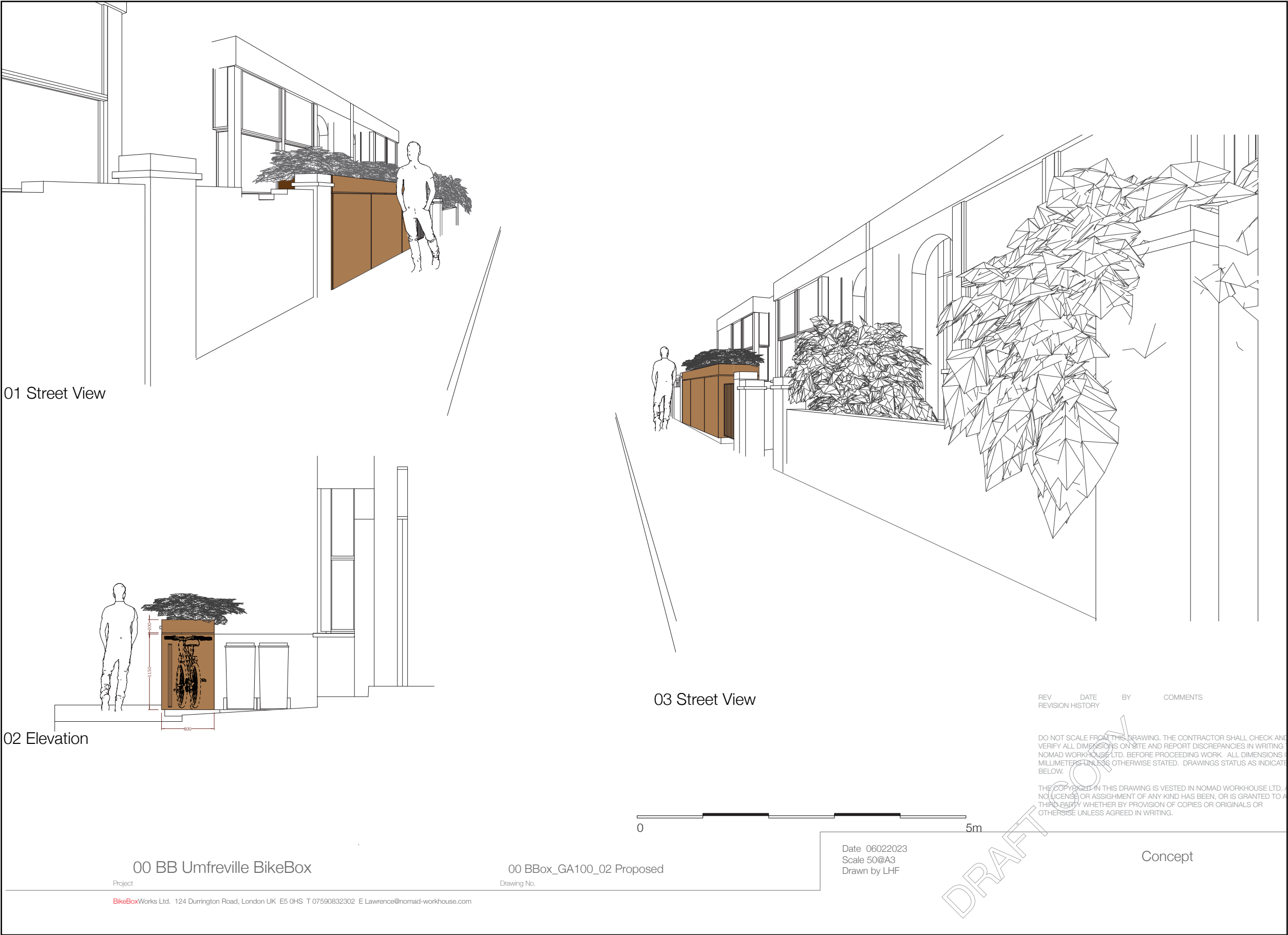
02 Elevation

REV DATE BY COMMENTS
REVISION HISTORY

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3.0 PROPOSAL

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Planning History of approvals for bike storage

reference	address	post code	borough	date granted	Proposal
2021/2752/P	38 Denning Road	NW3 1SU	Camden	31/08/2022	Alterations to front garden boundary wall with installation of new gates and new front garden landscaping with new cycle and refuse stores; replacement of timber cladding on front elevation of house.
2021/5817/P	18 Dartmouth Park Avenue	NW5 1JN	Camden	08/02/2022	Installation of new cycle and refuse stores in front garden
17/1855/SD	90 Maryon Road	SE7 8DJ	Greenwich	02/11/2017	Submission of details pursuant to condition 2 (Refuse Storage) of planning permission dated 17/01/2017 (Reference: 16/3927/F).
22/1936/HD	211 Westcombe Hill	SE3 7DR	Greenwich	23/09/2022	construction of front bike store in front garden
2020/3379	29 Coopersale Road	E9 6AU	Hackney	04/01/2021	erection of enclosure to house bikes and bins
2012/2010	69 Bouverie Road	N16 0AD	Hackney	28/09/2012	installation of cycle shelter with planter.
2019/4186	175 Powerscroft Road	E5 0PR	Hackney	24/01/2020	alterations to front boundary treatment to provide a bin and bike store
PP-09998888	53 Benthall Road	N16 7AR	Hackney	25/11/2021	Erection of bike and bin storage in front garden
2021/0829	19 Alvington Crescent	E8 2NN	Hackney	29/04/2021	Installation of a heat pump and bike shed in lowered front garden
2021/2728	40 Brighton Road	N16 8EG	Hackney	08/11/2021	bike and bin store to front garden;
2021/1486	53 Greenwood Road	E8 1NT	Hackney	28/10/2021	new layout for the front garden including the installation of a bike box, planter, front wall, new paving and a new painted metal gate to the front of the property
HGY/2022/0418	18 Clovelly Road	N8 7RH	Haringey	14/04/2022	Refuse, recycling and bike storage in front garden.
01161/19/P4	19 Waldeck Road	W4 3NL	Hounslow	26/05/2021	Erection of a bike storage with built in planter at the front of the property
P2021/2586/FUL	63 Aberdeen Park	N5 2AZ	Islington	17/12/2021	Erection of a bicycle store to front garden area with associated removal of a section of existing wall

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Planning History of approvals for bike storage

					surrounding the garden area and paving of a section of existing grass area to allow access to bicycle store.
P2018/4286/FUL	45 Ferntower Road	N5 2JE	Islington	13/02/2019	Erection of bike and bin storage
P2016/0019/FUL	130 Northchurch Road	N1 3PA	Islington	10/03/2016	New low level front garden wall with metal railings to the front. New bikeshed within existing structure at the lower ground floor lightwell, new steps to replace the existing
P2022/2335/FUL	3 Poets Road	N5 2SL	Islington	26/01/2023	lost retrospective planning, won decision appeal
20/02920/FUL	1 Raleigh Gardens	SW2 1AB	Lambeth	07/12/2020	Erection of a cycle storage shed with green roof accommodating four bicycles to the front of the property
22/01555/DET	19 Hinton Road	SW24 0HJ	Lambeth	14/06/2022	Approval of details pursuant to conditions 7(Landscaping), 8(Cycle Parking) and 9(Waste and Recycling Storage) of planning permission
22/01870/FUL	160 Downton Avenue	SW2 3TT	Lambeth	03/08/2022	Replacement of existing fencing to the front boundary including gate and replacement of bicycle storage topped with planters, plus the installation of an additional bicycle storage, and a package box topped with planter.
DC/20/119738	29 Manor Avenue	SE4 1PE	Lewisham	08/02/2021	The construction of a bike storage with planter on top in the front garden of 29 Manor Avenue, SE4.
PP-10061479	44 Ashmead Road	SE8 4DX	Lewisham	22/07/2022	erection of cycle and bin storage in front garden
21/P0591	112 Florence Road	SW19 8TN	Merton	20/03/2021	Erection of timber clad bikes and bin boxes
20/1811/HOT	30 Second Avenue	SW14 8QE	Richmond	31/07/2020	Erection of a bike/bin storage unit in the front garden.
22/AP/1013	27 Bromar Road	SE5 8DL	Southwark	14/06/2022	Replace the cracked and crumbling front and side wall of our mid-terraced house with a bike box
22/AP/0874	13 Zenoria Road	SE22 8HP	Southwark	29/04/2022	Siting of bicycle storage box in front garden
211608	42 Melford Road	E11 4PS	Walthamstow	21/07/2021	Installation of cycle and refuse storage facilities to front porch.
222139	123 Orford Road	E17 9QY	Walthamstow	15/09/2022	Installation of a steel front boundary wall to include bike storage and planter.
211506	277 Harrow Road,	E11 3QA	Walthamstow	26/07/2021	Associated work to include cycle storage with green roof and boundary treatment.
212974	40 Tower Hamlets Road	E17 4RH	Walthamstow	05/11/2021	Bicycle parking to front garden area
210201	67 Markmanor Avenue	E17 8HJ	Walthamstow	06/04/2021	New wall to front garden area incorporating bicycle store.

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211878	29 Cassiobury Road	E17 7JD	Walthamstow	15/09/2021	Construction of refuse/recycling store and bicycle storey to front garden area
213846	9 MacDonald Road	E17 4AY	Walthamstow	31/01/2022	Installation of cycle storage to the front garden together with alterations to the front boundary wall.
221291	93 Thorpe Road	E7 9EA	Walthamstow	28/06/2022	Demolition of front boundary wall and installation of mild steel cycle storage structure (and gate) at front boundary area with a green roof.
2021/0729	61 Chartfield Avenue	SW15 6HW	Wandsworth	22/04/2021	Erection of refuse and cycle shed in front garden.
2022/0412	122 Thurleigh Road	SW12 8TU	Wandsworth	11/04/2022	Alterations including the installation of bike storage and bin storage within the front garden.
2022/0774	17 Harberson Road	SW12 9QW	Wandsworth	10/05/2022	Retention of front boundary treatment/bicycle storage box
2022/0046	35 Gladwyn Road	SW15 1JY	Wandsworth	14/03/2022	Extension plus bike storage

3.3 Materials & Performance

Material

Storage box is constructed of robust naturally patenaed 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 Bio-diverse 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.

Specific species would be agreed with the client and garden designer. Plantings are encouraged to 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 or Banberry, Liriope muscardi, Liatris spicata, Selinum, Heuchera, Verbena, Euphorbia Echinacea, Astrantia and 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. There is no maintenance required on the box. Planting maintenance is minimal and has an irrigation system incorporated in the design. The planting in the box usually requires seasonal maintenance of spring and fall.

