

CRAFTED

Crafted Architecture + Planning

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Planning Application Statement

Project Ref	410
Site Address	6 Umfreville Road, London, N4 1SB
Revision	A (Planning)

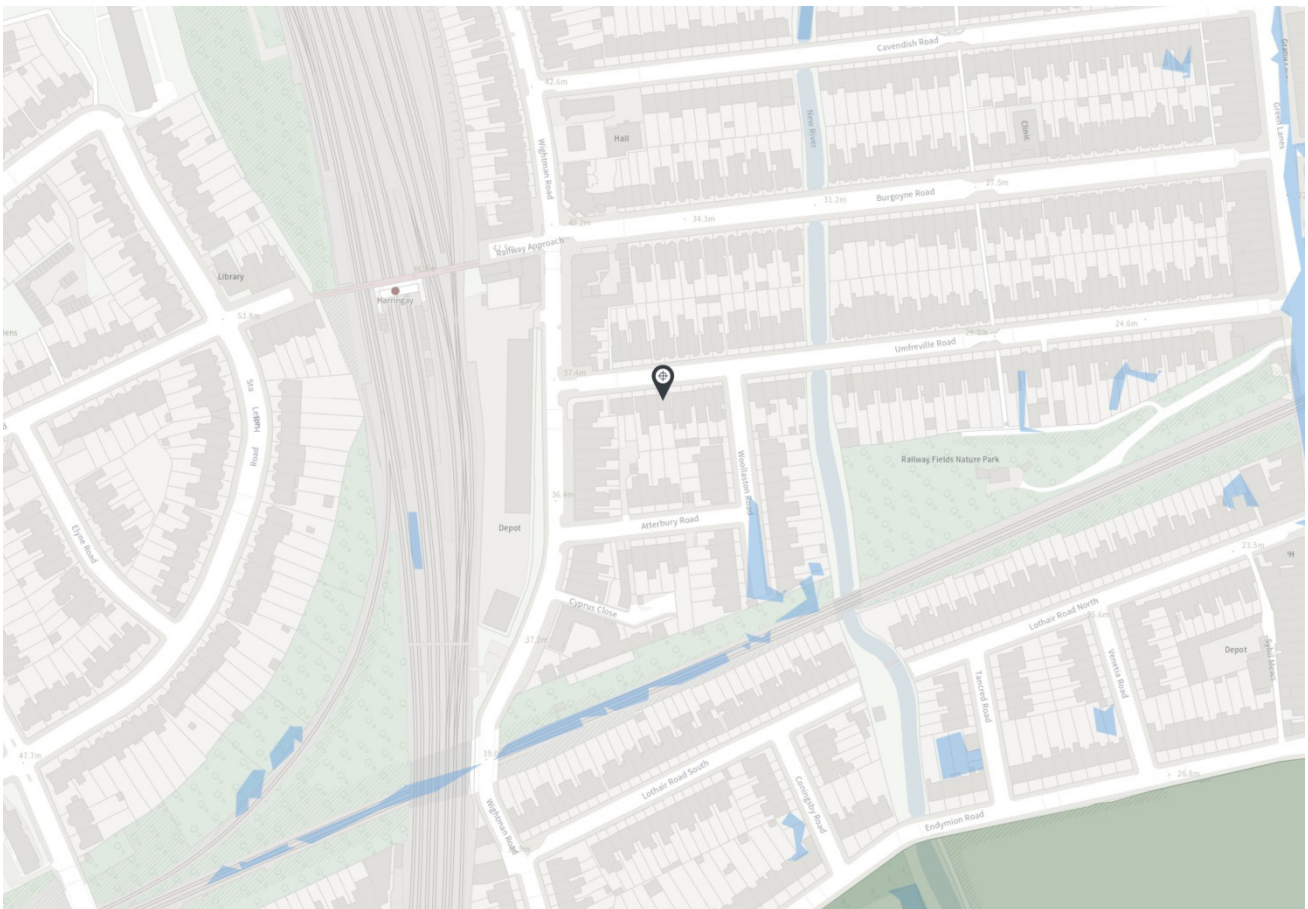
1.0 The Application

- 1.1 A Householder Planning Application submission for a roof extension to create two additional bedrooms and one shower room. Refer to submitted drawings for additional information.

2.0 Site Context

- 2.1 The land is not in a Conservation Area.
- 2.2 The land is not in a Greenbelt.
- 2.3 No buildings or structures on the site are Listed Buildings.
- 2.4 The site falls within the London Borough of Haringey.
- 2.5 There are no Tree Preservation Orders on or within proximity of the application site.
- 2.6 The application property does not falls within a Flood Zone 2 or 3.

Local map:



3.0 Design Summary

3.1 The proposal is for a high quality roof extension to create additional living space for a growing family. The design proposal includes the reinstatement of a traditional front facing roof turret feature that historically will have been removed from the original house. The roof extension will create two bedrooms and a shower room. At the rear, the roof is proposed to be extended and finished in high quality traditional standing seam cladding. Due to the restrictions of the existing building structure the ridge is required to be raised by 500mm, while maintaining the existing angle of the front roof slope to minimise the visual impact. There are a number of relevant local planning precedents for raising the ridge to create useable internal space. Some of these examples are as follows:

- 16 Warham Road, Hornsey, London, N4 1AT
(ridge raised 400mm)
- 31 Hewitt Road, Hornsey, London, N8 OBS
(ridge raised 400mm)
- 105 Lothair Road North, Hornsey, London, N4 1ER
(ridge raised 300mm)
- 91 Warham Road, Hornsey, London, N4 1AS
(ridge raised 400mm)

Please note that while the planning precedents are for a 300-400mm increase, our proposed 500mm increase will only result in around a 150mm increase when compared with the direct neighbour at 4 Umfreville Road London N4 1SB due to their ridge already having been increased in height. This difference of around 150mm is significantly less than the planning permitted increases of 300-400mm.

4.0 Conclusion

4.1 We believe this carefully designed residential roof extension improves the visual appearance of the by reinstating the front turret and traditional slate tiles. It will create the much needed family space for the house and the scale and mass is proportional to the existing host building.