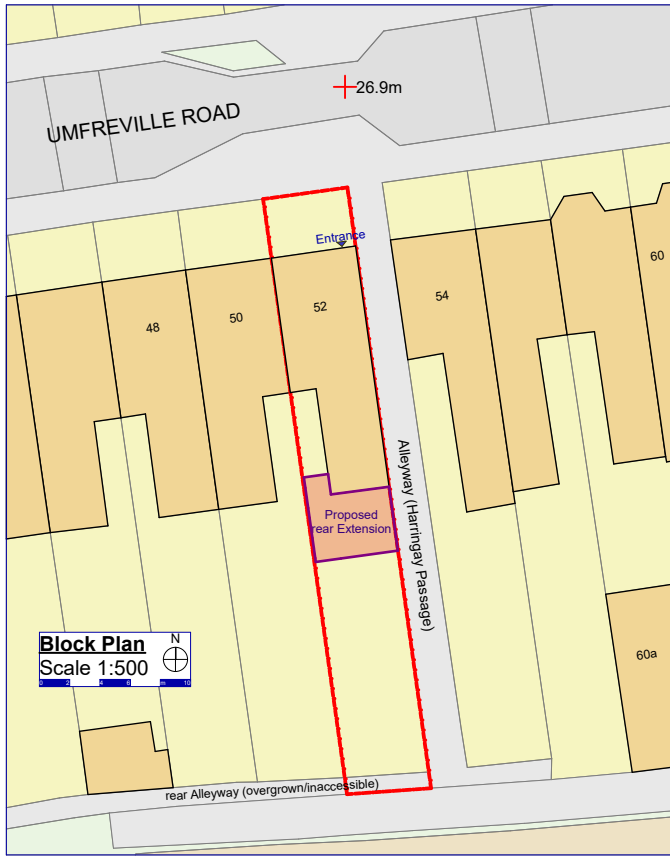




Google Streetview of Application Site and adjacent Houses



Design & Access Statement

Single storey rear extension and partial side infill extension to ground floor HMO unit

at 52 Umfreville Road, Hornsey, London N4 1SB

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1. Introduction

The application site is an end-of-terrace house situated on the southern side of Umfreville Road. The property is a large HMO, containing 9 units over three floors.

The applicants objective is to extend one of the HMO units, 'Room 3' at ground floor, by building a single storey rear extension and a partial side infill extension. This would add 22m² to 'Room 3' and would include an en-suite bathroom. The extension would not change the number of units within the HMO, nor would it change the use of the property.

2. Planning History

There are no previous applications on the online planning register regarding this property.

The site is not within a conservation area, nor is it listed.

3. Site Description & Access

The application site is an end-of-terrace house adjacent to an alleyway - a gated continuation of Harringay Passage. The southern end of the alleyway is fenced-off. It leads only to the rear gardens of nos. 52&54.

The host building's principal elevation is that of Umfreville Road with a single main entrance which leads to a communal hallway, providing access to all 9 HMO units within the property. No change is proposed to the front of the building, nor to the communal access.

Room 3 at the rear of the ground floor is the only unit with direct garden access. However, there is a side gate off the alleyway providing communal access to the rear garden. The communal garden access shall be relocated, but retained.

The proposed full width rear extension with partial side infill will block off a small courtyard, or lightwell, from the rear garden. Access to this part will be retained via existing side door. The new extension will have its own new rear garden access.

At first floor, within the rear outrigger, one of the two communal bathrooms will become an en-suite for 'Room 4'. To that end the entrance to 'Room 4' will be moved.

Design & Access Statement
Extensions & Alterations
at
52 Umfreville Road, Haringey, N4 1SB