

DESIGN & ACCESS and HERITAGE STATEMENT

16 OSSIAN ROAD, LONDON, N4 4EA



Proposal:

Single storey side & rear extension, reconstruction of existing 2nd floor rear extension, formation of side dormer, and conversion into three self-contained flat units.

1.0 The Site

The subject property is an end-terraced single family dwelling house set out over 3 floors, with a small forecourt court and a rear garden space.

2.0 The Location

The application site (area edged red) is situated at 16 Ossian Road, London, N4 4EA within the London Borough of Haringey and is within the 'Stroud Green Conservation Area'. The property is located along a road, which has a mixture of single-family houses, converted houses, and purpose-built blocks of flats. The property is within walking distance to Haringey and Crouch Hill railway Stations and also benefits from local bus routes nearby. There is also a primary school nearby on Stapleton Hill Road within a few minutes' walk.

3.0 The Proposal

The proposal is to construct a single storey side and rear extension, with a lean-to-roof having an eaves height of 2m alongside the boundary with No.18, to minimize any impact upon the amenity/daylight/outlook of the occupants of the adjoining house. There is currently a 2nd floor rear extension which has been poorly designed and constructed and it is proposed to partially reconstruct this element in order that it integrates into the form of the rear elevation more sympathetically.

A small side dormer to the rear section, and inner face of the gable ended pitched roof is proposed to create additional headroom and useable floor area within the established loft space.

The building as a whole is also then to be divided into three self-contained units, as detailed below.

The front façade of the property will preserve the existing features to avoid any loss of the properties original character.

The layout and sizes of the proposed flats have been sensitively designed to comply with London Plan Design Guidance and Haringey Councils Planning policy.

Ground Floor Flat A; is to be used as a 2-bedroom 4-person flat with floor area of 80.0m² which is greater than the requirement set out on London Plan of 70.0m². This flat will have sole access to the private rear garden (64.0m²) which can be accessed from the rear living space. The garden will be screened off with 2.0m high timber fencing to provide security and privacy. The flat has a dual aspect, with windows facing front and rear.

First floor Flat B; will be formed as a 1-bedroom 2-person flat with floor area of 54.6m² which is greater than the requirement set out on London Plan of 50.0m².

The flat has a dual aspect, with windows facing front and rear.

DESIGN & ACCESS and HERITAGE STATEMENT

16 OSSIAN ROAD, LONDON, N4 4EA

Second Floor Flat C; will be formed as a 2-bedroom 3-person flat with floor area of 62.5m² which is greater than the minimum set out in the London Plan of 60.0m².

The flat has a dual aspect, with windows facing front and rear.

Vertical and horizontal stacking has been taken into consideration broadly while designing. However, it should be stressed that the existing floors will be upgraded with sound insulation to eliminate any sound transfer between flats. This will also be tested and certified under the requirements of the Building Regulations

4.0 Landscaping

The rear garden will be for sole access and use by the Ground Floor flat.

5.0 Refuse & Recycling

Having followed Haringey Council's Guidance, there is an allocation of 2No. Wheelie bins per Flat for general waste and recycling. Due to site restrictions and size of the proposed flats, it is proposed to provide 2No. communal 360 Litre wheelie bins housed within a timber enclosure on the forecourt.

6.0 Access

Access to the premises will remain mainly unchanged, with all flats having access via the main entrance door.

7.0 Transportation & Cycle Parking

The site is has a PTAL Rating of 4, and does not currently benefit from any off-street parking space, but is located within a CPZ.

A Secure cycle storage facility will be provided to accommodate 5 bikes on the forecourt.

8.0 Appearance

The proposed extension reflects the scale and spacing of the neighbouring properties; adequate distances are maintained to ensure building lines are not compromised in which to detrimentally affect the neighbouring properties in terms of loss of privacy, daylight and outlook. The proposed development is complimentary to the existing house and the surroundings without having detrimental impact to the existing surroundings.

9.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.