

HGY/2023/0212 - 16 Ossian Road N4 4EA

Conversion of existing dwelling into 3no. flats. Reconstruction of existing second floor rear projection with new pitched roof, erection of single storey side/rear extension, formation of dormer, addition of 2no. rooflights and provision of bin/cycle stores.

Location and access

This site is located to the north side of Ossian Road, at the junction of Ossian Road with Darren Close.

It has a PTAL value of 3, considered 'moderate' access to public transport services. There are 4 bus services accessible within 2 to 7 minutes walk of the site, and Crouch Hill Overground Station is an 8 minute walk away, and Harringay National rail Station a 12 minute walk away.

The site is also located within the Stroud Green CPZ, which operates between 12.00 midday and 14.00 Monday to Friday.

Proposal and transportation considerations

The site/building is an end of terrace residential dwelling over three floors. There is no off street parking. It is currently configured as a 6 bedroom house.

It is intended to extend the property including reconstruction of a previously built extension, The proposed configuration is as follows;

- 2 bedroom flat to ground floor
- 1 bedroom 2 person flat to first floor
- 2 bedroom flat to the second floor

Overall, the differences in transportation demands between the existing 6 bedroom dwelling and 3 flats with a total of 5 bedrooms will be negligible. There should be no material changes in trip and parking demands compared to present.

There is reference to the provision of 5 cycle parking spaces to the front forecourt of the property, to be housed within an external lockable store. To meet the numerical requirements of the London Plan, 6 cycle parking spaces are required in total.

In addition to meeting this requirement, full dimensional details of the proposed cycle parking arrangements are required, along with the manufacturers installation specification, to demonstrate the cycle parking will be secure, weatherproof, and easy/attractive to use.

The applicant should provide this information prior to decision, given 6 bins will also be located in the hardstanding/forecourt to the front of the property and pedestrian access to and from the front door is required. The application drawings show only two bins. The applicant needs to demonstrate that the parking for 6 cycles, storage of 6 mins and pedestrian access to the property can all be accommodated.

If it is not physically possible to accommodate the above in the front forecourt, the applicant will need to detail how cycle parking and bin storage will be provided for this proposal.

Subject to satisfactory provision of the above details, Transportation do not object to this application.