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Department of Planning and City Development
Haringey Council,
River Park House,
225 High Rd,
London
N22 8HQ

Dear Sir/Madam

Re: Design & Access Statement – 2 Ossian Rd, Finsbury Park, London, N4 4EA

1. Introduction & Site Description

We hereby electronically submit a pre-application for planning for the proposal, as follows:

- Demolition of existing garage structure and erection of new garage structure, to include a home office.

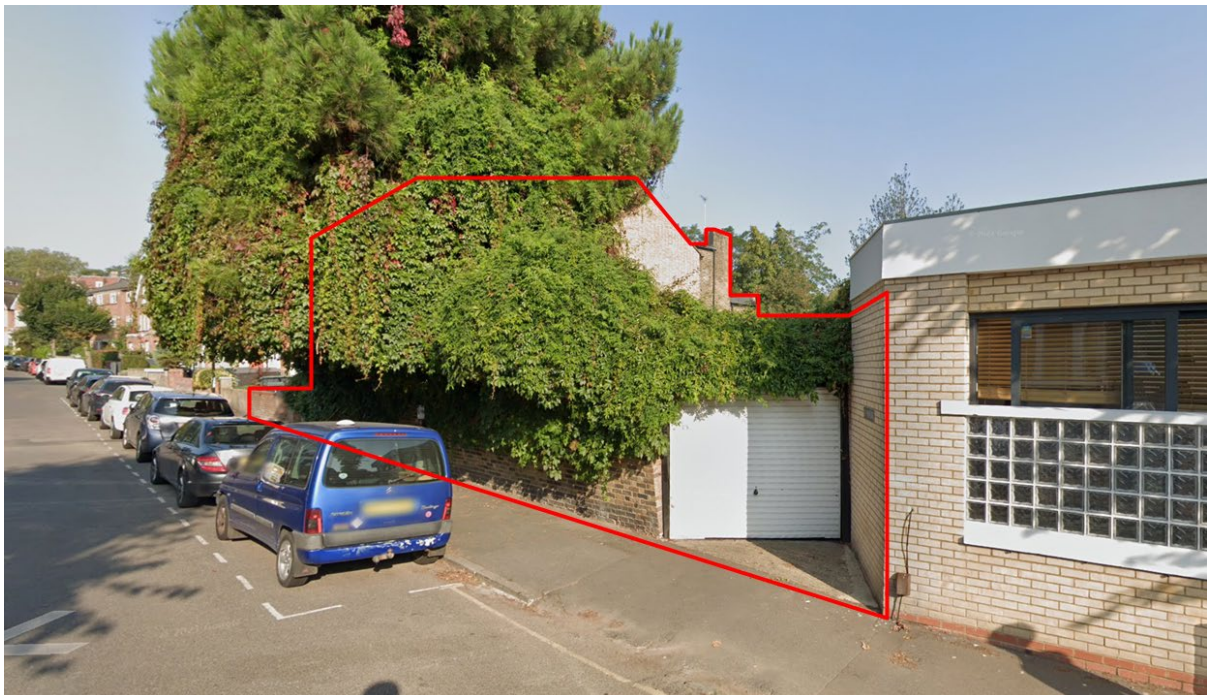
This Statement should be read in conjunction with the existing and proposed application drawing set prepared by Xami Ltd.

The application site is located at 2 Ossian Rd, Finsbury Park, London, N4 4EA at OSGridRef: TQ30818784. The application site is end-of-terrace, late 19th Century dwelling constructed predominantly in red brick with a partially rendered bay window, stuccoed window architraves and some decorative brick features to the front façade, and completely faced in London stock brick at the side and rear. The building is currently arranged over three floors, with a 3-storey stepped closet wing to the rear. The existing building is approximately 5.8m wide, 14.4m deep and 9.6m high (to the top of the existing roof pitch). The building sits in a non-typical triangular site with an extensive garden to the side and rear. The building is within the Stroud Green Conservation Area, but is not listed. There are no listed buildings within 50m of the project site. The property is on a street of terraced residential properties, set behind small front gardens. The existing property has few environmentally sustainable design features with little (if any) wall, floor or roof insulation, and the majority of windows are not double glazed.

XAMI Ltd have been instructed to prepare architectural designs for the application site. The client's design brief is to improve the garage structure which currently sits at the end of the garden, and is deemed subpar in quality and functionality. The existing structure is in a very bad state and poses a health risk. The design has been conceived to be in-keeping with its immediate context as well as the wider context of the Stroud Green Conservation area and looks to respond to all current local and national planning policies.



Front elevation of No. 2 Ossian Road, extents outlined in red



Front elevation of No. 2 Ossian Road, extents outlined in red



Rear Elevation No. 2 Ossian Road, extents outlined in red.



Photo showing the existing garage structure.



Site plan: 2 Ossian Road, boundary extents highlighted in red.



Aerial view: No.2 Ossian Rd, boundary extents highlighted in red.

2. Context

Physical & social context

The application site, which is situated within the Stroud Green Conservation Area, is located on the East side of Ossian Road. Ossian road occupied by two- to three-storey terraced dwellings that form part of a traditional terrace of properties all of the same Queen Anne Revival and Victorian Style. Post-war/ mid-century and modern architecture also flank either end of Ossian Road, examples of which are shown below:



Photo example of modern architecture at No 36 Ossian Road, faced in timber and brick.



Photo example of modern architecture, No. 2a Ossian Road, also faced in timber and brick.

Planning Policy Context: National Policy

The National Planning Policy Framework (NPPF) states that *"the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should ensure that developments function well, establish a strong sense of place, optimise the potential of the site, respond to local character while not preventing appropriate innovation, create safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping. Design policies should avoid unnecessary prescription of detail but should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access for new development in relation to the local area."*

The NPPF states that, in determining applications, Local Planning Authorities (LPAs) *'should require an applicant to describe the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'* In determining applications, LPAs should *'take account of (i) the desirability of sustaining and enhancing the significance of heritage assets, (ii) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and (iii) the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'*

3. Planning & Design Assessment

Design

This current application relates to the following proposed works:

- Demolition of existing garage structure and erection of new garage structure, to include a home office.

The design of the proposal fully takes into consideration previous alterations which have been made to Ossian road, the wider Stroud Green conservation area and also the relevant aspects of Haringey's Core Strategy as well as the SPD new residential structurea.

Our proposal for the garage and home office sets out to achieve the same design aspects as follows:

- A materiality which matches the existing rear and front façades of the building using London stock brick and stucco.
- A massing and proportions which are sympathetic to the existing and neighbouring buildings.
- The boundary heights of the proposed Garage on the party wall line don't exceed 2.830m.
- The garage building rises in height as it moves away from the boundary to an apex but then slopes down again to the 2.830m height so as to remain subordinate to the main house and neighbouring buildings. As a result, this creates a half gable end to its rear elevation which fits in with the Victorian vernacular of gables and pitched roofs.
- The proposed glazing to the home office part of the building uses the high quality contemporary contextual design and lightweight glazed form executed in the approved example mentioned previously in this document of no 91 Lancaster Road, as precedent for its design. Lightweight or non-existent mullions in form and aesthetic not only will be implemented to be less impactful aesthetically on its context but also allow for maximum light penetration deep into the plan of the building.
- Gutters and downpipes have been internalised within the structure and faces of the proposed design as much as possible to provide a more elegant and simplified aesthetic to fall in line with the high-quality contemporary standard seen in made of Haringey's modern extensions and garage newbuilds.

5. Waste

The proposal will have no impact on Waste.

6. Access

The proposal will have no impact on access, transportation or existing services, all of which will be maintained due to the domestic nature of the building, and the fact that there is minimal material change to the existing access arrangements.

There is already a dropped curb that exists on Ossian Road to the existing garage structure, so this does not need any further implementation.

7. Conclusion

The proposal has been sensitively designed to facilitate the modernisation and expansion of the application property in a manner that respects its appearance and character, and that of the wider conservation area, and ensures no loss of amenity for neighbouring residents. The changes are visible from the public road but we have taken extra steps to create a proposal which is sympathetic to its host by using vernacular style massing and materials.

This proposal would preserve the character and appearance of the application-property and this part of the Stround Green Conservation Area and is considered to be compliant with the development plan, the NPPF and relevant local planning guidance.

Sincerely



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For XAMI LTD

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