Design Access and Heritage Statement
12a Ossian Road, London, N4 4EA

Date: 7th October 2026
Ref: 1203_12OR_DAS

1. Introduction

1.1 This Design, Access and Heritage Statement has been prepared to support a Full Planning Application for the extension of a basement to the flat at 12a Ossian Road, London, N4 4EA, including the formation of a front lightwell and provision of a bin store.

1.2 The proposal has been developed having regard to the existing character of the property and its surroundings, the site's location within the Stroud Green Conservation Area (CSV1), and the relevant basement design considerations identified during the feasibility stage. The Flat is not a Grade Listed property.

1.3 A Basement Impact Assessment has also been prepared and submitted in support of the application (REF: 1203_12OR_BIA). This statement should therefore be read alongside the submitted architectural drawings, the Basement Impact Assessment and the other supporting application documents.



Figure 1: 12a Ossian Road viewed from the street

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2. Existing Site & Heritage Statement

2.1 12 Ossian Road is a residential property within the Stroud Green Conservation Area (CSV1). A feasibility study identifies the site as being within a Conservation Area and confirms that there are no Permitted Development Rights applicable to the property. The property for development is a ground floor flat and is therefore being submitted as a Full Planning Application.

2.2 The site is not identified as being within an Archaeological Priority Area and is not located within Flood Zone 2 or 3.

2.3 A review of the available planning history identified the following relevant applications for the property: conversion to flats in 1981 (OLD/1981/1189); retention of the garage in 2008 (HGY/2008/0428); a ground floor rear extension in 2014 (HGY/2014/3339); and garage conversion with covered walkway in 2015 (HGY/2015/2506).

2.4 The feasibility study also identifies a relevant local precedent, in which a proposed basement lightwell included railings which diminished the visibility of the existing bay windows and modified the existing landscaping in a way which further reduced the footprint of the garden. The combination of the front lightwell, the loss of planting, and a proposed bike storage was then considered to create unattractive clutter. This has informed the design approach to the proposed front lightwell, with particular regard to maintaining an appropriate visual relationship with the front bay and by retaining over 50% of the front garden area to avoid a sense of unnecessary visual clutter. As such, the proposed bin store would not cause unattractive cluttering. The approved application at the neighbouring property provides precedent for the inclusion of storage amenity to the front of the property (HGY/2023/0212).

2.5 A Thames Water asset search identified a combined sewer to the front of the property and a water main to the side, away from the property. A CCTV survey had not been carried out at the time of the feasibility study. These matters, together with the proposed excavation and below-ground construction, are addressed through the technical design and the submitted Basement Impact Assessment.

3. Proposed Design:

3.1 The proposal comprises the extension of the existing half-basement to the ground floor flat at 12a Ossian Road, including the formation of a front lightwell and the provision of a bin store.



Figure 2: Front views of 12a Ossian Road

3.2 The basement extension will provide additional accommodation to the existing residential flat while remaining physically connected to and subordinate to the host property. The formation of the front lightwell is necessary to provide natural light and ventilation to the proposed below-ground accommodation. The proposed lightwell is to be surrounded in traditional style steel guarding.

3.3 The proposed development has been considered in the context of the property's location within the Stroud Green Conservation Area. The design seeks to limit the visual and spatial impact of the works on the existing building and the character of the wider street. The basement lightwell is at low level and would be hidden by the front garden walls.

3.4 The feasibility study identifies a key basement design consideration that less than 50% of the front garden or amenity area should be lost. The proposal has therefore been developed to retain at least 50% of the front garden, helping to maintain the established relationship between the dwelling, its front garden and the street.

3.5 The design and arrangement of the front lightwell will be kept proportionate to the basement accommodation and integrated with the front garden rather than appearing as an independent or overly prominent structure. The proposal will seek to avoid unnecessary external clutter and maintain an appropriate balance between the landscaping.

3.6 A bin store is also proposed to the front of the property – to be of timber construction.

3.7 Materials across the proposal are to match the existing dwelling remain in keeping with the host dwelling.

4. Access

4.1 The existing access arrangements to the property will remain unchanged as a result of the proposal.

4.2 The proposed basement extension will be accessed internally from the existing flat. The formation of the front lightwell does not require a change to the established principal access to the property from Ossian Road.

4.3 A ladder is also proposed within the basement lightwell to provide access for escape and maintenance purposes.

5. Precedents

5.1 **REF: HGY/2025/0394** – Extension of the existing rear extension, alongside the creation of a lightwell to the street elevation, extension of the existing basement with new bay, and amendment of the existing access staircase at the front.

5.2 **REF: HGY/2024/1747** - Single storey rear extensions to the existing lower flat to form a 3bedroom 6 person flat in association with; the removal of the rear external staircase; installation of a Juliet balcony; insertion of a front lightwell with additional.

5.3 **REF: HGY/2023/0212** - 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.

5.4 **REF: HGY/2022/2223** - Single storey rear extension with internal alterations and loft conversion with rear dormer and three conservation style front rooflights. Lightwell to front.

5.5 **REF: HGY/2020/2045** - Creation of front lightwell, new bay window and landscaping.

6. Summary

6.1 The proposal seeks planning permission for the extension of the existing half-basement to the ground floor flat at 12a Ossian Road, including the formation of a front lightwell and the provision of a bin store.

6.2 The development provides additional accommodation while keeping the principal intervention below ground level and maintaining the existing access arrangements. The front lightwell is designed as a restrained and integrated element of the front garden, with at least 50% of the front garden retained.

6.3 The proposal responds to the site's location within the Stroud Green Conservation Area by limiting changes to the existing building above ground level and avoiding unnecessary visual clutter. The design has also had regard to the relevant planning history and local precedent identified in the feasibility study.

6.4 A Basement Impact Assessment has been submitted to address the relevant implications of the proposed basement development. Taken as a whole, the proposal represents a proportionate intervention that is compatible with the existing property, its residential setting and the character and appearance of the surrounding conservation area.