



# Design & Access Statement

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0288 Treetop View - January 2024

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Above image: aerial view (Google) with site highlighted in red.

# 1. Introduction

- 1.1 This Design & Access Statement has been prepared on behalf of our clients in support of a planning application at the address 33A Ossian Road, London, N4 4DX.
- 1.2 The site is located in the London Borough of Haringey
- 1.3 The site is in the Stroud Green conservation area but is not listed. The property does not fall within the curtilage of a listed building.
- 1.4 The existing building is a residential middle terrace.
- 1.5 The terrace continues to the East with buildings of a similar style and character. There is a more recent block of flats to the West (no. 39).
- 1.6 The building contains two flats: 33A and B. The application is for flat 33A only, which occupies the whole lower ground floor and part of the ground floor. The application does not seek to change this.

# 2. Site Analysis

## 2.1 Site plan



## 2. Site Analysis

### 2.2 Street view with the site highlighted in red.



## 3. Planning History

- 3.1 There have been many alterations to the rear of the sites approved in recent years on the Ossian Road, including for external stairs. A few are shown below.

**Application number:** HGY/2017/2471

**Address:** 31, Ossian Road, London, N4 4DX, London

**Application type:** Full planning permission

**Description of works:** Alterations to front elevation including the creation of a lightwell in front garden, installation of windows to the front bay at lower ground floor level and installation of french doors to rear elevation at lower ground floor level.

**Decision date:** 16/10/2017

**Application Decision:** Approve with Conditions

**Comments:**

*Approved application for rear french doors.*

**Application number:** HGY/2022/2753

**Address:** 2, Ossian Road, London, N4 4EA

**Application type:** Full planning permission

**Description of works:** Erection of new rear ground floor side extension and ground floor rear extension and erection of new rear roof extension.

**Decision date:** 21/11/2022

**Application Decision:** Approve with Conditions

**Comments:**

*Approved application for rear extension.*

**Application number:** HGY/2018/1905

**Address:** 36, Ossian Road, London, N4 4EA

**Application type:** Full planning permission

**Description of works:** Demolition of existing balcony. Construction of new ground floor conservatory with screened terrace above.

**Decision date:** 30/7/2018

**Application Decision:** Approve with Conditions

**Comments:**

*Approved application for rear extension and terrace.*

**Application number:** HGY/2017/2022

**Address:** 11, Ossian Road, London, N4 4DX, London

**Application type:** Full planning permission

**Description of works:** Erection of a rear and side ground floor extension and alterations to front elevation including the creation of a lightwell and reconfiguration of the front external steps and installation of windows to the front bay at lower ground floor level.

**Decision date:** 23/8/2017

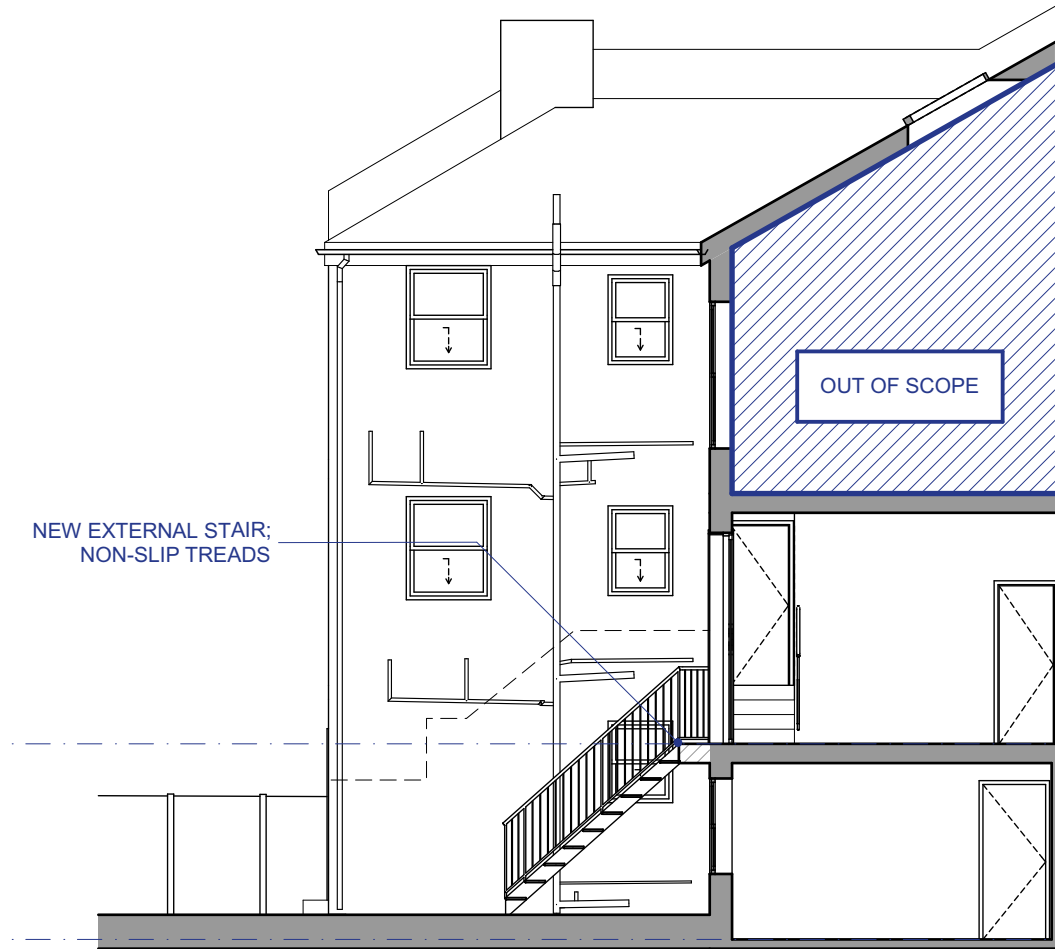
**Decision:** Approve with Conditions

**Comments:**

*Approved application for rear extension and external stairs.*

## 4. Proposed Development

- 4.1 The proposal is for converting a rear-facing window into a door, installing an external stair, and altering the internal layout.
- 4.2 The styling of new elements has been matched to the existing.
- 4.3 All proposed changes are to the rear of the property and are not visible from the street.
- 4.4 The internal proposed works will not affect the appearance of the existing building.



Project section

## 5. Conservation Area Assessment

- 5.1 No changes to access are proposed
- 5.2 Wheelchair and ambulance access to the property is unaffected by the proposals.
- 5.3 Located on the South side of Ossian Road.
- 5.4 Ossian Road is lined with mostly two to three-story terraced residences.
- 5.5 The area is noted for its diversity in architecture. Most houses are constructed in Queen Anne Revival and Victorian styles. Some buildings were bombed during the war and later rebuilt in a similar manner (i.e. No. 43) or in a Post-war/Mid-century style (i.e. No. 39). There are also examples of contemporary architecture (i.e. No. 36).
- 5.6 The house is constructed from London Stock brick. The windows on the street facing have stucco surrounds painted white. The roof is clad with slate tiles.
- 5.7 The site is located in the Stroud Green conservation area.
- 5.8 This area does not have a current adopted appraisal. The Initial Stroud Green Conservation Area Appraisal, released in July 2015, notes additions to the street-side of the buildings and high-level dormer extensions as possibly visually intrusive. There is no caution against the type of work proposed in this application.
- 5.9 The proposals do not adversely affect the conservation area or alter the street-facing appearance of the property. It is considered to be compliant with the development plan, the NPPF and relevant local planning guidance.

## 6. Access

- 6.1 The main access to the property remain unchanged.
- 6.2 The new door and stair will allow direct access to the rear garden from the main living spaces.



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