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Design & Access Statement

Date: 17/04/2023

Site Address: 97, Stapleton Hall Road, N4 4RH

Planning application reference number: HGY/2023/0542

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Introduction:

The Design and Access Statement has been prepared in support of a planning application for excavation of basement to form 1B1P dwelling

SAM Planning is the acting agent on behalf of the owner of the site.



Relevant Planning History:

HGY/2022/1665 | 97 Stapleton Hall Road London N4 4R

Excavation of basement to form one bed (2 person) dwelling.

Refused

HGY/2021/2554 | 97 Stapleton Hall Road London N4 4RH

Proposed basement extension to create a two bedroom flat

Withdrawn

HGY/2007/1828 | Flat A, 97 Stapleton Hall Road London N4 4RH

Erection of rear extension at ground floor level.

Grant permission

HGY/2007/0578 | Ground Floor Left Flat, 97 Stapleton Hall Road Hornsey London N4 4RH London

Erection of single storey rear extension and single storey building in rear garden

Refused

OLD/1979/1300 | 97 Stapleton Hall Road N4

30/3/79 Alterations and loft conversion to form 4 flats.

Grant permission

The Site and Its Surroundings:

The site is a two-storey end of terrace Victorian terraced property located on the north side of Stapleton Hall Road. The local area is predominantly residential comprising terraced properties of a similar age and typology. The site is location within the Stroud Green conservation area.

The site is located within a CPZ (Controlled Parking Zone.)

Relevant Policy

London Plan 2021

GG4 Delivering the Homes Londoners Need
D1 London's form, character and capacity for growth
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D6 Housing quality and standards
G5 Urban greening
G6 Biodiversity and access to nature
HC1 Heritage conservation and growth
SI4 Managing heat risk
SI12 Flood risk management
SI13 Sustainable drainage

Principle of land use:

Haringey's Development Management DPD, adopted 2014 (DMD) recognises that residential conversions play an important role in increasing housing supply. Policy H10 specifies that windfall development for new housing such as is proposed here would be supported subject to assessment of other material considerations. The pre-application advice provided by the council following discussions on proposals at the site further confirmed that the principle of an additional dwelling at the proposal site was supported.

Design and appearance

Given the site is located in the Stroud Green Conservation Area, careful consideration has been given to the proposed external alterations to the front of the property, namely the introduction of a front lightwell, with associated railings. A Mature Common Box hedge is proposed to the front elevation to provide a barrier to the lightwell serving the new basement. The hedge is in keeping with the neighbouring properties.

The proposed boundary treatment would reflect the boundary treatments seen on neighbouring properties in the immediate vicinity and tie into the dominant character of the street more widely. The screening effect would mitigate the visual impact of the lightwell railings and would represent an improvement in the overall appearance of the forecourt which is currently open, with refuse bins highly visible. This would then tie the property in with the surrounding properties as currently it is the anomaly on the not have a wall and planting.



Typical property frontage on the street, brick wall with



Existing frontage to No.97



As can be seen from the above images the proposal would represent an improvement to the appearance of the property on the street, through the enhance boundary treatment, and would preserve the character and appearance of street scene and the wider Stroud Green Conservation Area. While also concealing any alterations made with regards to the basement excavation.

Residential Amenity:

No above ground extensions are proposed as part of this scheme which could impact on the outlook or visual amenity of neighbouring residents. Whilst the proposed conversion could lead to greater intensification of the use of the site, this would be no greater than that of a small family property. As such, the quantity of both trips and noise would unlikely be to a scale considered to warrant unreasonable level of amenity harm to neighbouring occupiers.

Residential Quality

The proposed basement would provide a large dual aspect dwelling with a large kitchen/living/dining space to the front of the property and a single bedroom, exceeding the national space standards both in terms of overall space and room sizes. The position of the living spaces to the front allows for good levels of outlook, daylight and ventilation. Space for the storage of refuse bins is provided to the front of the property.

Special consideration has been given to comments provided by the council at pre-application stage in relation to the quality of the residential accommodation in terms of access to natural light. The application is supported by a Daylight and Sunlight assessment which, which includes ADF assessments of daylight to all rooms within the proposed dwelling from our previous application, which although was slightly different provide a positive outcome. This application include an enlarged lightwell so we think that the old report is still relevant.

See appendix A for full daylight report.

Transport, servicing and access

No onsite parking is currently provided to the property, the creation of an additional single bed property is unlikely to result in additional car parking need, particularly as the site is benefits from good levels of public transport accessibility (PTAL 3) and is within 10 minutes walk from Haringey Rail Station and Crouch End Overground Station.

Internal cycle parking has been proposed, if this is not seen to be acceptable then we would propose that an on street cycle storage is provided by the council to allow for additional on street cycle parking, details can be secured by condition.

Suitably size refuse storage will be provided to the front of the property, details of which can be secured by condition.

Basement development

In line with Policy DM18 of the Development Management DPD, the proposals are supported by a Basement Impact Assessment and Construction Method Statement which demonstrate how the proposal will not adversely affect the structural stability of the application building and neighbouring buildings.

Summary:

The principle of providing additional accommodation is broadly supported in national, regional and local planning policy. Overall, the proposal would represent an improvement to the appearance of the property on the street, through the enhanced boundary treatment, and would preserve the character and appearance of the Stroud Green Conservation Area.

The proposal would not have any adverse impact on neighbouring amenity. The proposal provides a generous dwelling that exceeds national space standards and is demonstrated to be served by acceptable levels of natural daylight, as such the development would provide a good standard of residential accommodation.

The proposal is of a scale that is unlikely to impact on transport.

Accordingly, the authority is requested to grant consent.

Appendix A

RICHARD W STAIG
CHARTERED BUILDING SURVEYOR

I. Jacob Esq.

SAM Planning Services Limited
Unit 9B The High Cross Centre
Fountayne Road
LONDON N15 4BE

Date: Wednesday, September 8, 2021
Our ref: rs/ROL.21/1

Dear Mr Jacob

**97 STAPELTON HALL ROAD LONDON N4 4RH
INTERNAL ILLUMINANCE**

Further to your instructions, following my initial advice dated June 6, 2021 and the revisions to the proposals, I have revisited the technical analysis to ascertain whether the basement proposals at the above, as now shown on the attached drawings, demonstrate accordance with the guidance of *Appendix C* of the *BRE Second Edition 2011*.

Following the publication of the information paper entitled "*Site Layout planning for daylight and sunlight: A guide to good practice*" by the *Building Research Establishment* in 1991, the assessment of daylight and sunlight has been generally carried out in accordance with the criteria set by this publication and which is generally taken to be the accepted basis for such assessment and adopted by most Planning Authorities. This publication has been superseded by the *Second Edition* issued *October 2011*. The *BRE Second Edition 2011* does give numerical guidelines, but recommends that these should be interpreted flexibly.

Paragraph 1.6 of the *BRE Second Edition 2011* states in entirety "*The guide is intended for building designers and their clients, consultants and planning officials. The advice given here (sic BRE Second Edition 2011) is not mandatory and the guide should not be an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or on an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. Alternatively, where natural light is of special importance in a building, less obstruction and hence more sunlight and daylight may be deemed necessary. The calculation methods in Appendices A, B and G are entirely flexible in this regard. Appendix F gives advice on how to develop a consistent set of target values for skylight under such circumstances, and Appendix C shows how to relate these to interior daylighting requirements.*

Before providing my detailed advice, I would confirm that I am a Chartered Building Surveyor working predominately in the field of rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined, then known as GVA Schatunowski Brooks and now part of Avison Young) for three years, as well as Delva Patman Associates - now known as Delva Patman Redler LLP - for four years prior to joining in Partnership Dixon Payne in 2001. All are acknowledged Experts in these fields; I now act under my own banner.



RICHARD STAIG CHARTERED BUILDING SURVEYOR
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RICHARD STAIG BSc. MRICS

I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities. I was consulted by the *Building Research Establishment* prior to the revision of their guidelines in 2011 and am part of the further consultation about possible further revisions currently.

For the detailed technical analysis, in accordance with the *BRE Second Edition 2011*, I have used the 3D model of proposals which you have constructed with added contextual buildings and, using specialist computer programmes, calculated the quantum of daylight received to the fenestration of the property by way of Waldram analysis.

By way of explanation, Percy J. Waldram invented the Waldram diagram as a method of showing on a 2d image the curved and three-dimensional view of the sky from a fixed point. The area of a Waldram diagram drawn to scale is 396cm² which represents the total amount of unobscured sky that can be seen from a vertical plane. The vertical edges of any obstructions are plotted as vertical lines on the diagrams by reference to their angle from the reference point. The head of any obstruction are plotted along the droop line corresponding to their altitudes above the horizontal measured in the section perpendicular to the reference point; the Waldram diagrams are attached for reference.

For the sake of clarity, the criteria against which internal illuminance is considered is detailed within *Appendix C* of the *BRE Second Edition 2011* which is used in conjunction with *BS 8206-2 Code of practice for daylighting* and the *CIBSE Lighting Guide LG10 Daylighting and window design*. The guide states that where a predominately daylit appearance is required, the ADF should be at least 5% or more if there is no supplementary electric lighting or 2% or more there is. In respect of kitchens, living rooms and bedrooms there are additional recommendations of 2%, 1.5% and 1% respectively. *BS8206-2* further advises that achieving 2% if in living room will give an improved daylight provision whilst 3% - 4% would improve the situation further.

The ADF of a room is calculated using the following formula:-

$$ADF = \frac{TMA_w\theta}{A(1-R_{sq})}$$

T = Diffuse visible transmittance of the glazing; assumed 0.68 for clear double glazing

M = Maintenance factor 0.8

A_w = Area of glazing

A = Total surface area of room

R = Average reflectance; 0.5 for assumed light coloured surfaces

Theta = Vertical sky component of window in average daylight factor.

The results of the analysis are as follows:

Kitchen/Living/Dining: 1.53%

Bedroom 1: 1.49%

Bedroom 2: 1.48%

The detailed results are attached.

In conclusion, the proposals accord with the guidance contained within *Appendix C* of the *Building Research Establishment Guidance "Site Layout planning for daylight and sunlight: A guide to good practice" Second Edition* issued *October 2011* as the internal illuminance for the assessed rooms are in excess of the recommendation of *Appendix C*; it is therefore my Expert opinion that *Planning Permission* should not therefore be hindered in respect of internal illuminance.

I hope that the foregoing clarifies matters, but if you have any queries, please do not hesitate to contact me.

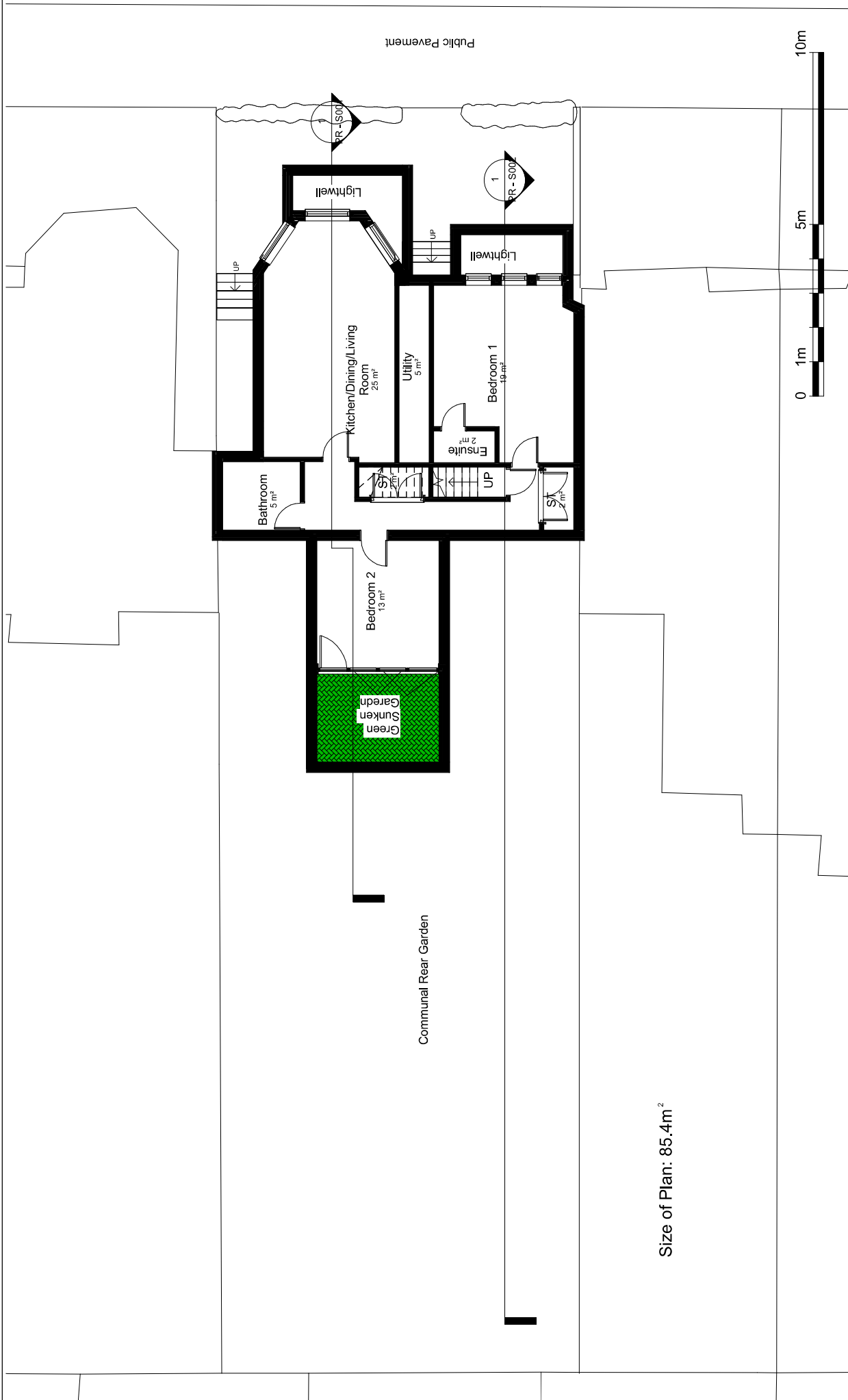
Yours sincerely,

R W STAIG

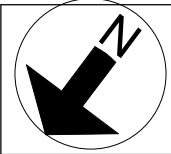
E-mail : richardstaig@btinternet.com

Mobile : 07710 066235

Encs



Size of Plan: 85.4m²



NOTES:
CONTRACTORS MUST VERIFY ALL DIMENSIONS
BEFORE COMMENCING ANY WORK.
NO CONSTRUCTION WORK BEFORE BUILDING
CONTROL AND STRUCTURAL ENGINEERS
CONFIRMATION.
ANY DISCREPANCIES TO BE REPORTED TO
THE ARCHITECT IMMEDIATELY.
ALL DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH THE TENDERS AND
SPECIFICATIONS.

Rev	Description	Date
c		12/08/21

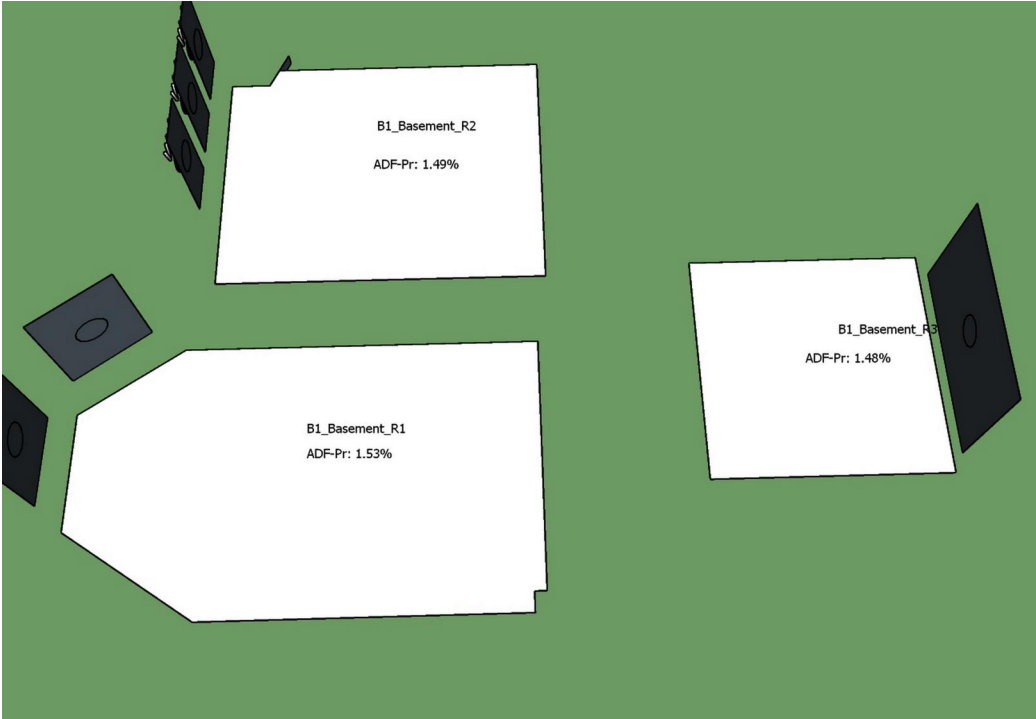
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97 Stapleton Hall Road, N4 4RH		
Date 18/06/21	Project number 3722	DRAWING NUMBER PR - P001

DRAWING TITLE		
Proposed Basement		
CLIENT	Mr Hersh	
Scale (@ A3)	Drawn by	Shai
1 : 100		

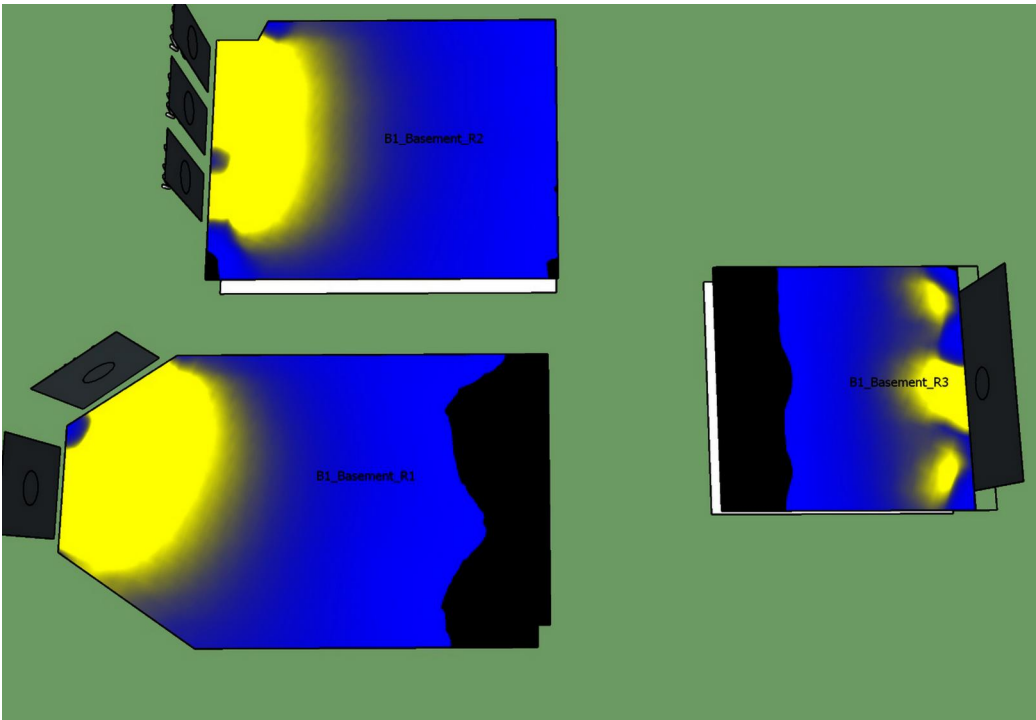


BRE SECOND EDITION 2011
97 STAPELTON HALL ROAD
INTERNAL ILLUMINANCE

Building Name	Floor Name	Room Name	Room Use	Window Ref	Glass Transmittance	Glazed Area	Clear Sky Pr	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Pr	Reqd Val	Meets BRE Criteria
B1	Basement	R1	LKD	W1-L	0.68	0.18096	41.556321	103.206283	0.5	0.15	0.009117		
B1	Basement	R1	LKD	W1-U	0.68	1.69104	56.002541	103.206283	0.5	1	0.765404		
B1	Basement	R1	LKD	W2-L	0.68	0.181019	33.079932	103.206283	0.5	0.15	0.00726		
B1	Basement	R1	LKD	W2-U	0.68	1.691587	55.055598	103.206283	0.5	1	0.752706		
											1.534487	1.5	YES
B1	Basement	R2	Bedroom	W3-L	0.68	0.0946	38.563286	87.533123	0.5	0.15	0.005215		
B1	Basement	R2	Bedroom	W3-U	0.68	0.971	52.793266	87.533123	0.5	1	0.488496		
B1	Basement	R2	Bedroom	W4-L	0.68	0.0946	43.153589	87.533123	0.5	0.15	0.005835		
B1	Basement	R2	Bedroom	W4-U	0.68	0.971	56.086658	87.533123	0.5	1	0.518969		
B1	Basement	R2	Bedroom	W5-L	0.68	0.0946	38.008	87.533123	0.5	0.15	0.00514		
B1	Basement	R2	Bedroom	W5-U	0.68	0.971	50.631774	87.533123	0.5	1	0.468495		
											1.49215	1	YES
B1	Basement	R3	Bedroom	W6-L	0.68	2.006	28.059059	61.07405	0.5	0.15	0.115312		
B1	Basement	R3	Bedroom	W6-U	0.68	2.9736	33.687539	61.07405	0.5	1	1.36814		
											1.483452	1	YES

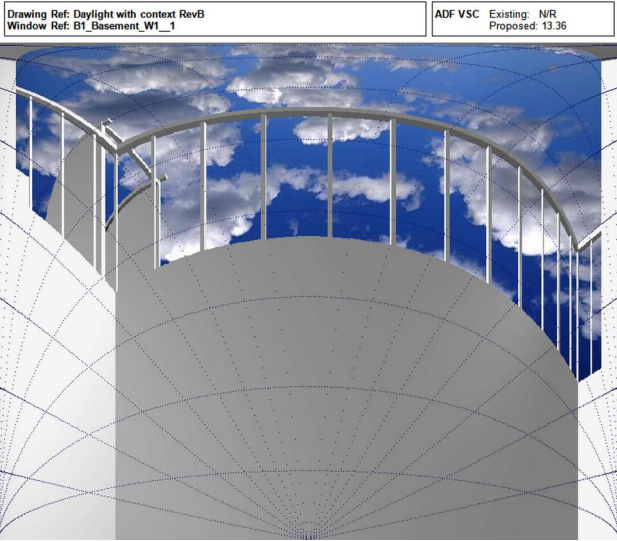


ADF RevB

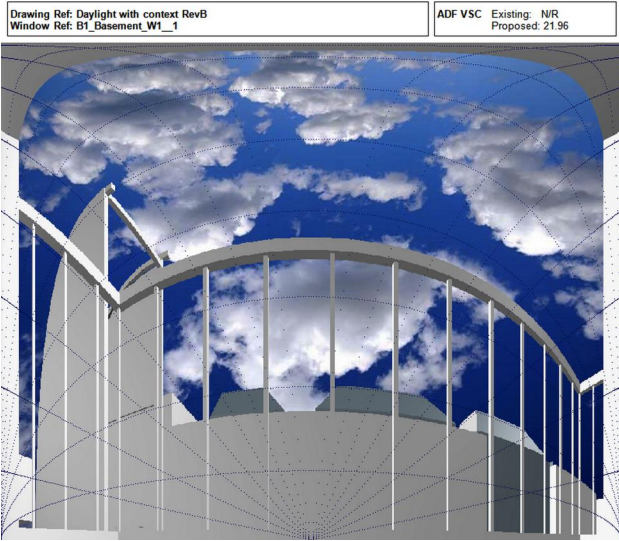


DD RevB

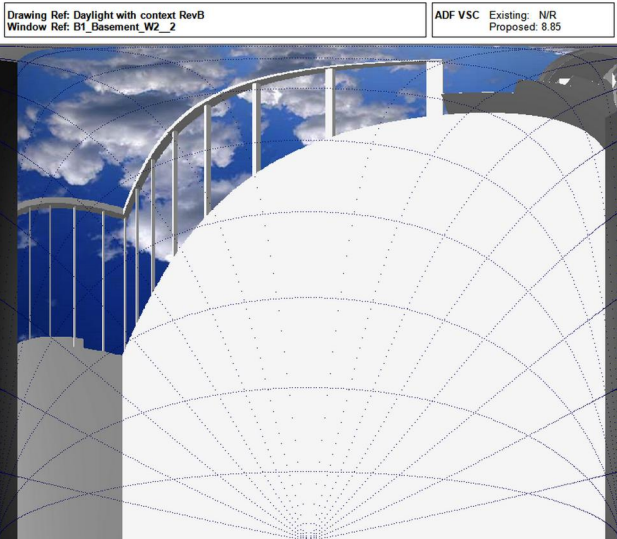
INTERNAL ILLUMINANCE



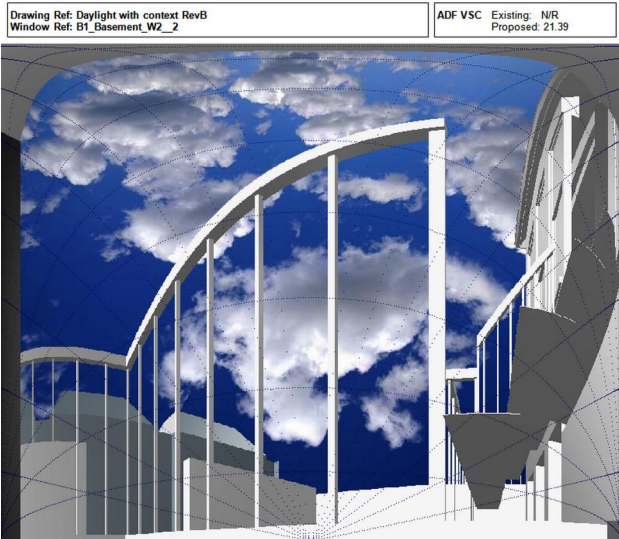
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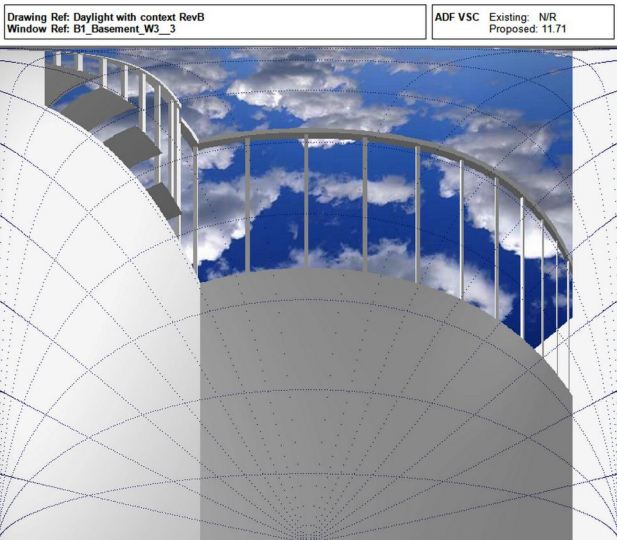
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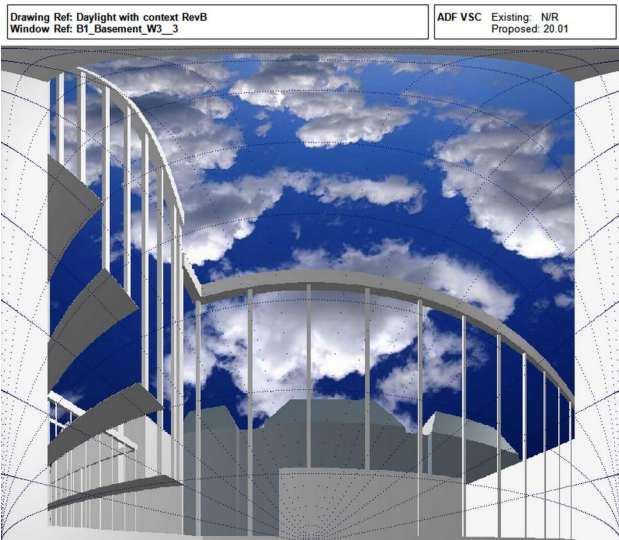
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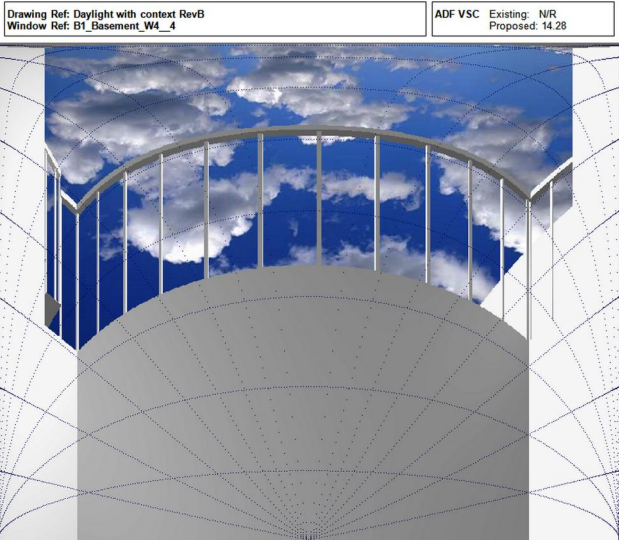


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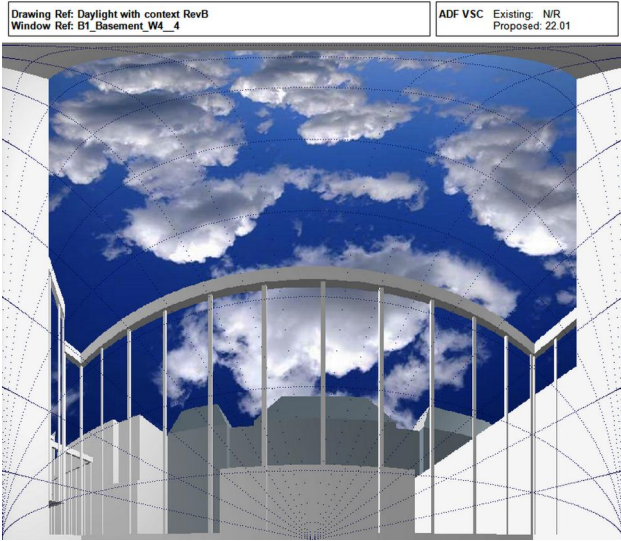


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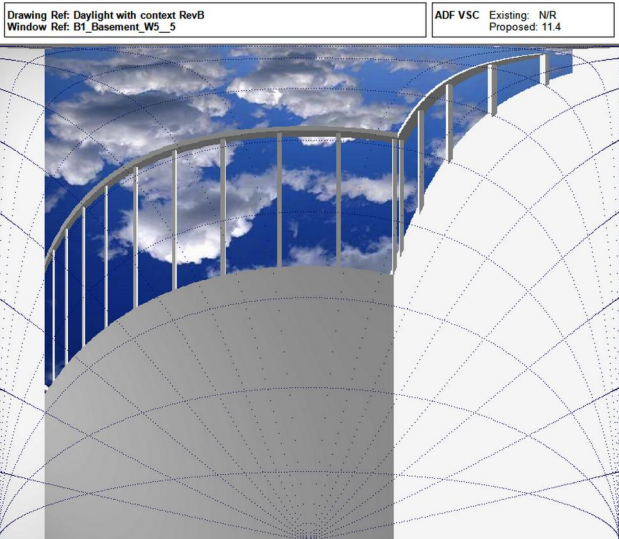
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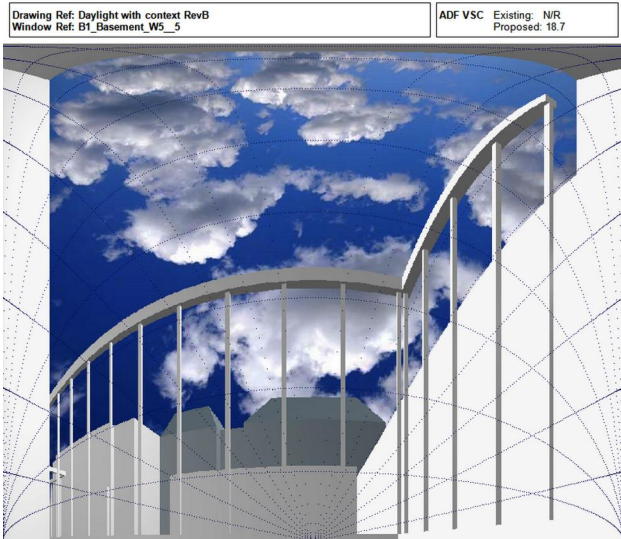
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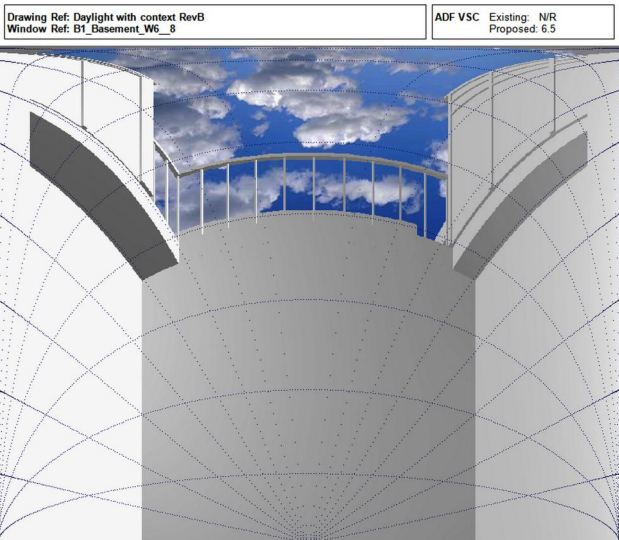
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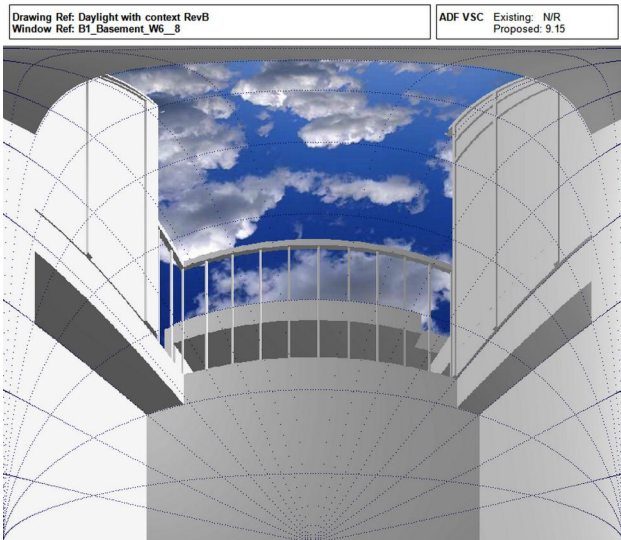
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ADFVSC-B1_Basement_W5__5-U



ADFVSC-B1_Basement_W6__8-B



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