

JONATHAN A LAW & ASSOCIATES

ARCHITECT'S
DESIGN
STATEMENT

31 March 2026

50-58 Markfield Road
London
N15 4QF

for
Rightstock Limited

Ref: JALA-491A-DesignStatement-20260331

ARCHITECT'S DESIGN, & ACCESS STATEMENT

in Support of an Application for Planning Approval

for the

**Formation of additional storey on existing single-storey
Studio/Workshop and erection of attached two-storey building
forming Offices over Cafe**

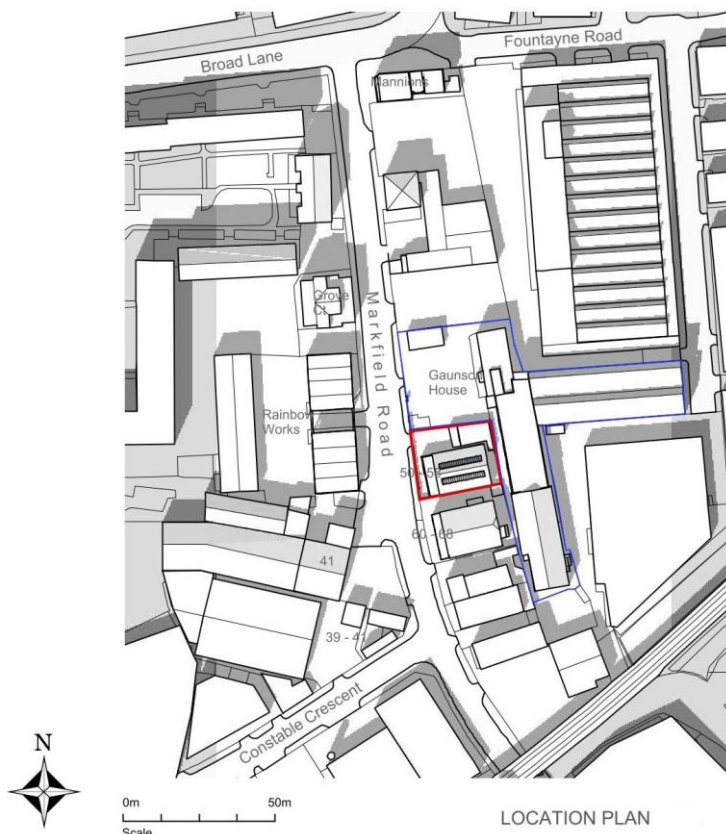
Nos. 50 – 58 Markfield Road, London N15 4QF

1.0 INTRODUCTION

- 1.1 Jonathan A Law & Associates, (JALA), is an architectural practice with over 40 years' experience working with sustainable architecture, historic buildings and sensitive contexts.
- 1.2 JALA were appointed in September 2025, by Rightstock Limited, and have been instructed to prepare a scheme design for the extension of the existing Class B2 Studio/Workshop building on the Site and the redevelopment of the existing café building as a two-storey structure with offices on the first floor - in a manner likely to enhance the character of the location and its wider context.
- 1.3 A scheme submitted in December 2025 (ref. HGY/2025/3491) was withdrawn on 12 February 2026, following issues raised in relation to its effect on the amenity of the occupants of Gaunson House studio, workshop and office spaces to the east and questions over the adequacy of the proposed car parking provision.
- 1.4 It has also been acknowledged that the 'existing' café structure does not benefit from planning approval, but replaced a 'Seating Area' granted planning permission in October 2017. This has been shown as an 'approved' drawing set.
- 1.5 The scheme, the subject of this application, has been evolved to resolve the above issues; the height and bulk of the eastern elements reduced significantly to take account of the daylight/sunlight issues and the designation of car parking space within the Gaunson House frontage (also owned by Rightstock Limited).
- 1.6 The scheme proposals allow for the formation of an additional storey on existing single-storey Studio/Workshop building and the erection of an attached two-storey building providing Office space over a permanent new Cafe.
- 1.7 This Design & Access Statement was prepared by Jonathan Law of JALA to accompany an application for Planning Approval.

2.0 THE SITE AND ITS CONTEXT

- 2.1 The Site is located on the eastern side of Markfield Road within an area designated in the Tottenham Area Action Plan 2017 as a **Locally Significant Industrial Site**.
- 2.2 The Site is one of a string of similarly sized plots running along the eastern side of Markfield Road, those to the south developed with free-standing industrial buildings of similar scale. While several sites to the north are currently derelict, the open ground immediately adjoining to the north provides the entrance and carparking to Ganson House, which extends as an extensive two storey range of converted warehouse/manufactory buildings along the eastern boundary.
- 2.3 The existing, mid-20th century, Class B2 property comprises a single-storey workshop/studio building under a pitched-roof, set behind street-facing, flat-roofed ancillary rooms including formal pedestrian entrance.
- 2.4 A hardstanding area on the north side gives vehicular access to a loading bay on the north elevation of the warehouse, (the present Photographic Studio is set up to allow large vehicles to access the interior of the rear 'warehouse' building) with limited further on-site parking.
- 2.5 A previously permitted external seating area set at the back of the loading bay has been developed, in the last 8 years, as a detached, single-storey café structure, including some outside seating area.
- 2.6 The Site has a PTAL rating of 4 (TfL WebCAT 3.0) and is situated within easy walking distance (12 minutes) of Tottenham Hale Underground, Bus and Railway stations, with several other bus services on Broad Lane and Seven Sisters (Underground station and various bus stands) a 10-minute walk.



3.0 RELEVANT PLANNING HISTORY

- 3.1 On 13 April 2015, Planning Approval (ref. HGY/2015/0481) was granted for the **Erection of an additional storey on existing single-storey building Class B2.**
- 3.2 On 30 October 2017 Planning Approval (ref. HGY/2017/2585) was granted for the **Retention of an External Sitting Area to existing photography studio.**

4.0 THE PROPOSALS

Design

- 4.1 The Design Scheme proposals seek to retain, as far as possible, the utility and fabric of the existing photographic studio building, while introducing the necessary staircase access to serve an additional storey.

The proposals allow the extension of the ancillary front building both upwards and forwards, encapsulating the existing single-storey structure and providing a new covered front entrance with new fire escape staircase to the side.

The footprint of the existing 'warehouse' element is retained; the roof simply raised to accommodate a new floor level, but with the eastern gable clipped, (semi-hipped), as the roof to No. 60-68 Markfield Road, in order to reduce its impact on the adjoining windows of Gaunson House, (now falling below the notional 45-degree plane of the current BRE Daylighting guidance).

The replacement of the existing, poor quality, café structure with a new two-storey building allows the new entrance serving the upper floors to rise between the two buildings, articulating the junction with the pitched roof of the raised warehouse structure. The eastern section of the first-floor office accommodation has been revised to reduce its height and bulk, again falling below the notional 45-degree plane of the BRE guidance.

Layout and Amount

- 4.2 The proposed development will provide the following accommodation:

Site Area	579.0 m ²			
GIA (m²)	B2	Cafe	Office	Total (GIA)
<i>Approved</i>				
Gnd	266.9	0.0	0.0	266.9
<i>Existing</i>				
Gnd	266.9	86.3	0.0	353.2
<i>Proposed</i>				
Gnd	271.9	104.1	0.0	376.0
1 st	274.9	0.0	79.9	<u>354.8</u>
Total	546.8	104.1	79.9	730.8

Appearance

4.3 The proposed building will feature:

- Gault brickwork, laid Flemish bond, brushed-off flush, lime pointing
- Anthracite grey, metal-faced, double-glazed windows
- Painted hardwood entrance doors
- Anthracite grey gutters and downpipes
- Powder-coated profiled metal to pitched roof of 'warehouse'
- Gravel-covered EPDM finishes to flat roofs

Access

- 4.4 **Disabled Parking** - A demarked (RESERVED) single disabled parking bay is proposed to the north side of the property, in conjunction with the informal loading/unloading bay.
- 4.5 **Car Parking** – 6No car parking spaces will be designated within the Gaunson House frontage for use by the 50-58 Markfield Road business occupants.
- 4.6 **Green Transport** - A secure covered cycle store for 6 cycles will be provided at the south end of the front area.

Environment

- 4.7 **Biodiversity Net Gain** - As shown on the existing photographs, the site is completely laid to concrete; displaying a low base of ecological biodiversity, with a very limited range of habitat. With such a self-evidently low base, further specialist assessment is not considered appropriate.

The proposed scheme will provide a demonstrable enhancement with the inclusion of:

1. 6No Swift nesting boxes incorporated into the northern elevation of the front building, located a minimum 5.0m above ground level.

Amenity

Occupants of Adjoining Properties

Daylight and Sunlight

- 4.8 The spaces within the two-storey range of Gaunson House to the east of the proposals are occupied as flexible office/studio/workshop spaces. The ground floor studios are let through *The Greenhouse N15*, while the first floor (Unit 6) studios are let through *Gaunson Creative Studios*. As such, the occupants may have a reasonable expectation of **daylight**.

It is noted that the existing windows serving the west-facing studio spaces of Gaunson House are very large. Each bay is served by a 20-light window which has a glazed area of around 7.8m². For the calculation it may be assumed that each window serves an idealised 'typical' unit (i.e. a full structural bay width with central corridor) of around 21.4m².

The windows at Gaunson House therefore typically represent around 36.4% of a unit's floor area – and can be characterised as very generous; likely to present challenges to uses sensitive to direct **sunlight** and **over-heating**.

- 4.9 **Sunlighting** – While, in general, good daylighting may be considered beneficial to most creative studio/workshop spaces, direct sun lighting is more nuanced and expectations are reduced. (In studios relating to digital arts and music/audio recording the need may be problematic or irrelevant).

In terms of sunlight, BRE's 2022 report, "**Site layout planning for daylight and sunlight: a guide to good practice**", stipulates uses where a non-domestic building would have a particular requirement for sunlight in *special rooms*, e.g. cafes, schools, specialized hospital rooms. In other, more general cases, it is desirable that the centre of a window should receive at least 1.5 hours of sunlight on 21 March – the Spring Equinox.

A Sunlight Study has been carried out on the 14 west-facing windows of the relevant Gaunson House range, with the worst-case window (on the ground floor at the northern end) analysed in detail. (See JALA drawing No491A/2231.)

This shows that the single worst-case window achieves at least the 1.5 hours of direct sunlight on 21 March. The other 13 windows far exceed these recommended standards.

It may be concluded therefore, that the proposals are not likely have any significant negative effect on the sunlighting of the Gaunson House windows.

- 4.10 **Daylighting** – As noted above, the occupants of Gaunson House may have a reasonable expectation of daylight.

BRE's 2022 report "**Site layout planning for daylight and sunlight: a guide to good practice**", while stressing the need for flexibility, (especially in more, dense urban areas,) sets out a '45-degree Rule', that can be used for assessing extensions or new buildings that are perpendicular to an existing window, ensuring that they do not block excessive light; stating that, if the proposed building or extension does not cut the 45-degree line the daylight of the existing window is unlikely to be adversely impacted.

A 45-degree plane expressing that guidance has been set up on the ground floor windows of the Gaunson House, to inform the design. The height and massing of the eastern sections of the proposed extensions have been revised to avoid cutting this line. (See JALA drawing No491A/2232.)

Further, the Building Regulations Approved Document L1A 2010 suggests that a window should be a minimum of 1/15 or 1/20 of a room's floor area to avoid poor daylighting; i.e. 5.0 – 6.67%. It has been shown that the existing windows represent around 36.4%, far exceed these standards.

It may be concluded therefore, that the current proposals are not likely significantly to affect the daylighting of the Gaunson House windows at ground floor level – and with therefore even less likely to affect the windows serving the spaces on the first floor.

- 4.11 **Overlooking and Privacy** – The windows on the east elevation serving the new 1st floor studio space will be glazed with translucent glass, while the lower pane of the landing window serving the entrance lobby will be obscured – thus preventing any undue overlooking or any perceived loss of privacy.

5.0 DOCUMENTATION

5.1 The following drawings form part of the application for Planning Approval:
JALA/491A/...

Dwg No.	Drawing Title	Status	Scale at A2
0200	Site Location	Exg	1250
1200	Site Plan	Approved	200
1201	Site Plan	Existing	200
2200	Site Plan	Proposed	200
2201	Ground Floor Plans	Appvd, Exg & Prop	200
2202	First Floor Plans	Appvd, Exg & Prop	200
2203	Roof Plans	Appvd, Exg & Prop	200
2204	West Elevations	Appvd, Exg & Prop	200
2205	North Elevations	Appvd, Exg & Prop	200
2206	East Elevations	Appvd, Exg & Prop	200
2207	Soth Elevations	Appvd, Exg & Prop	200
2210	Ground Floor Plan	Proposed	100
2211	First Floor Plan	Proposed	100
2212	Roof Plan	Proposed	100
2213	Elevations West & North	Proposed	100
2214	Elevations East & South	Proposed	100
2230	Perspective Views	Exg & Prop	NTS
2231	Sunlight Study	Exg & Prop	NTS
2232	Daylight Study	Proposed	100 and NTS

6.0 CONCLUSION

Effective Use of Land

5.1 The proposed scheme has been designed to comply with Section 11 of the National Planning Policy Framework (Dec 2024), in seeking to make effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living/working conditions for the proposed and adjoining properties.

Character of the Area

5.2 The proposed scheme has been designed to comply with Section 12 of the National Planning Policy Framework (Dec 2024), in seeking to create high quality, beautiful and sustainable buildings.

Recommendation

5.3 It is respectfully suggested, therefore, that the proposed scheme should be granted Planning Approval.

7.0 ADDITIONAL PHOTOGRAPHS

Various views approaching the Site along Markfield Road from the north.



Various views of Markfield Road, passing opposite the Site from the north.



8.0 ADDITIONAL “EXISTING CONTEXT” IMAGES



Above: Google Earth 3D ariel view looking at site from north-west.

Below: View of existing warehouse interior in use as photographic studio.



9.0 ADDITIONAL “PROPOSED” IMAGES

Various views approaching Site from the north along Markfield Road.



