Design and Access Statement

CONVERSION OF HOUSE INTO FOUR SELF CONTAINED FLATS

78 Great North Road, London N2 0NL

23 June 2024

Contents

Executive Summary

The house at 78 Great North Road N2 0NL was completed in 2023. The house has been occupied since April 2024. Access to the house is from the Great North Road through a shared lobby with Flats 1-8 Kalliopi Court.

This planning application is to convert the house into 4 self containned 1-bed flats. The Design and Access statement will demonstrate that this can be achieved relatively simply without changes to the exterior of the house.

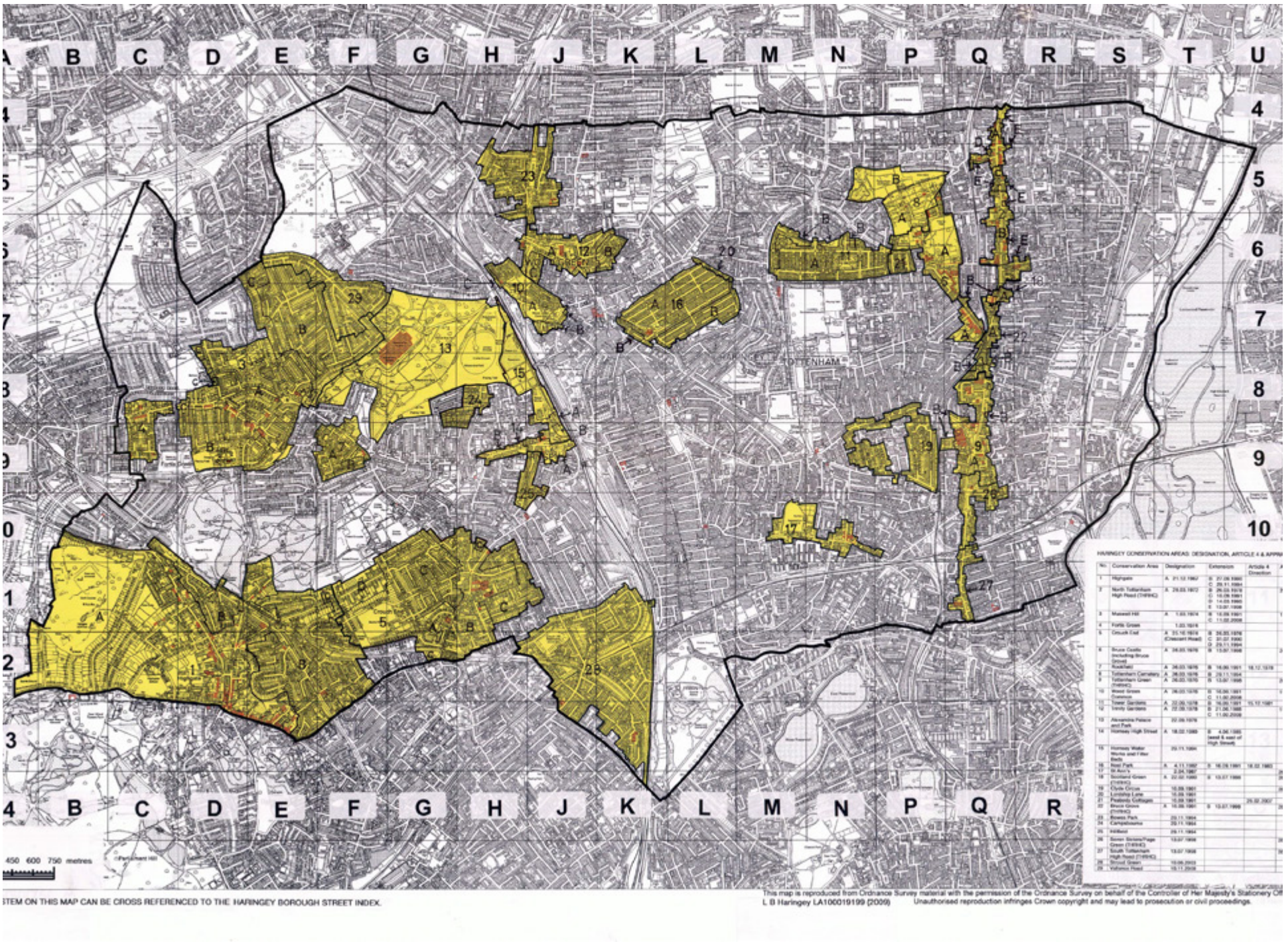
The new flats will meet / exceed the minumum requirements of the London Plan both in terms of internal heights and the sizes of the internal rooms / new flats.

The proposed flats will enjoy the external spaces (amenity) of a substantial shared garden space.

The proposal will provide through conversion an additional 3 residential units to Haringey Council.

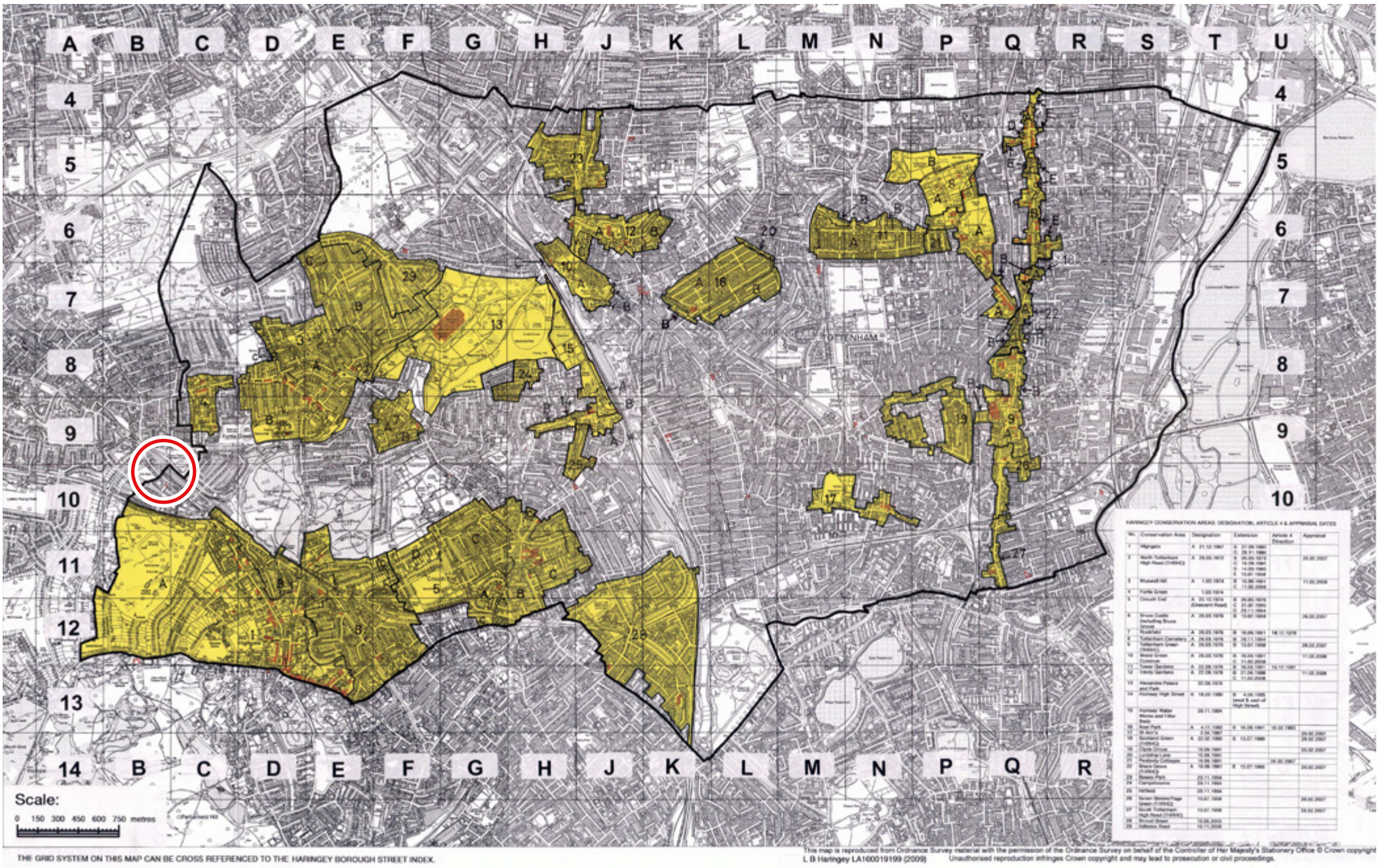
Site Analysis - Location

The site is located on the border of LB Haringey and LB Barnet along the northern side of the Great North Road. It is bounded to the north by a raised railway embankment, to the west by a modern garage site, to the east by similarly detailed semi-detached properties and to the south by large two- to six-storey apartments. The site has not been identified by the Council as being of any local interest as demonstrated in its omission from the local list. Similarly, the building and those adjacent to it are not included within any of the Council's Conservation Areas.

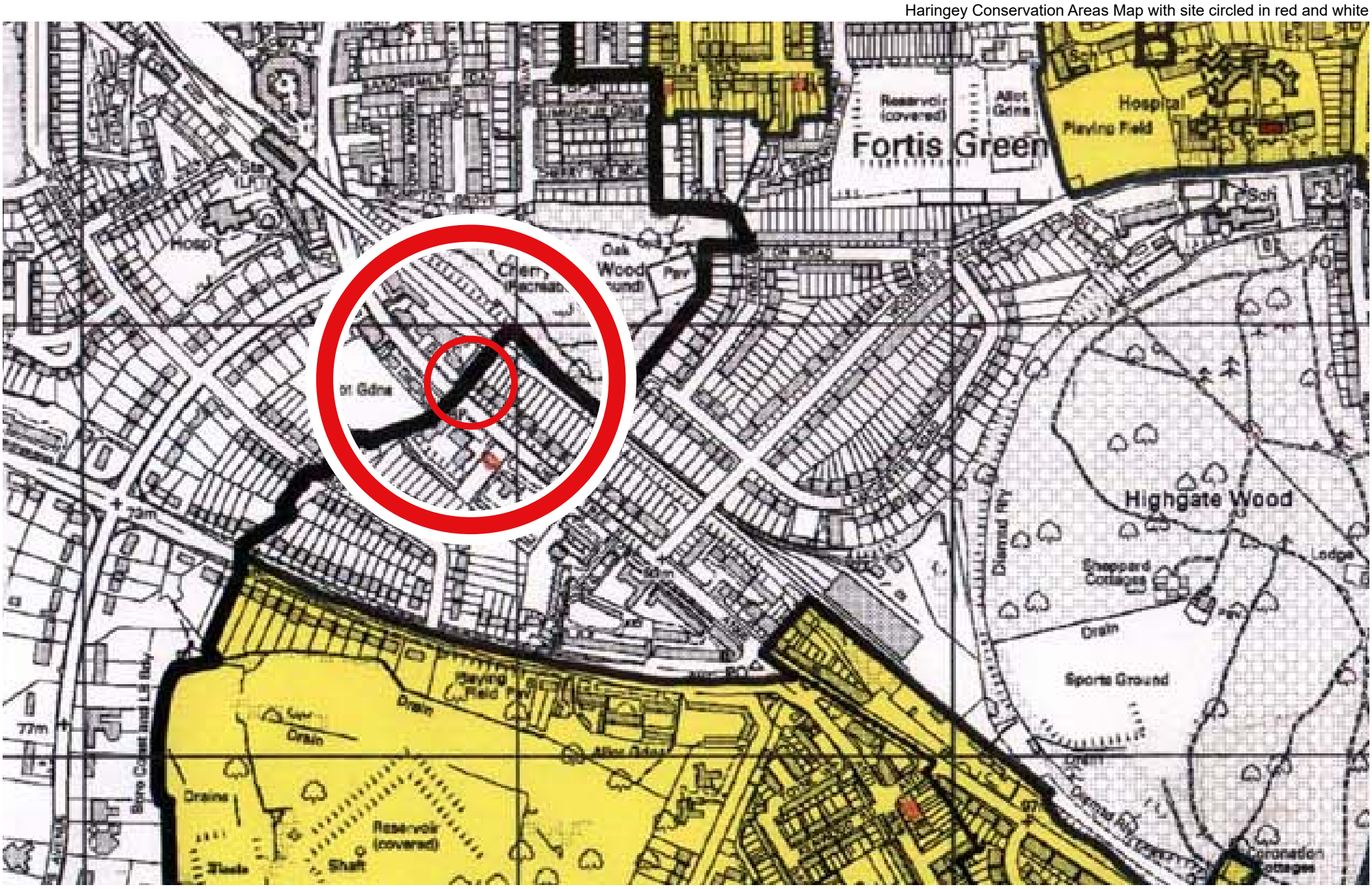


Site Map of site

Site Analysis - Designations



Haringey Conservation Areas Map with site circled in red and white

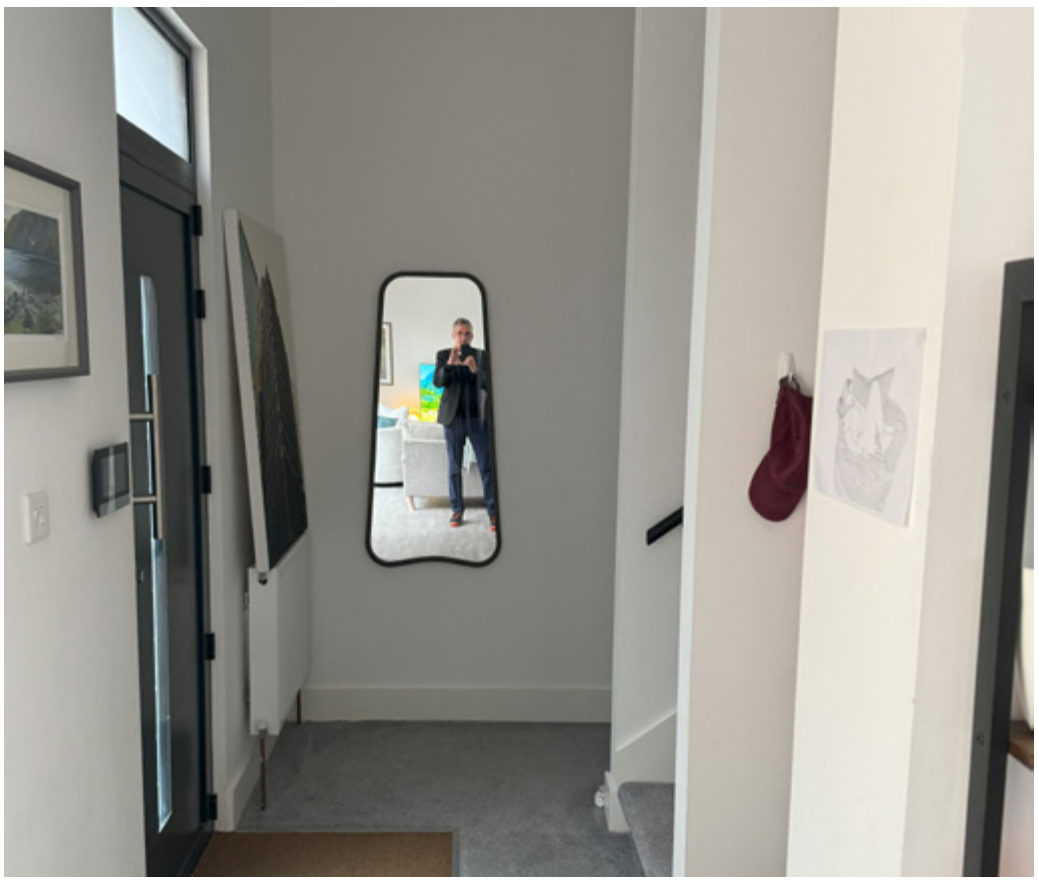


Enlarged extract from Haringey Conservation Areas Map with site circled in red and white

Site Analysis - Photographic Survey of the Existing House - Exterior

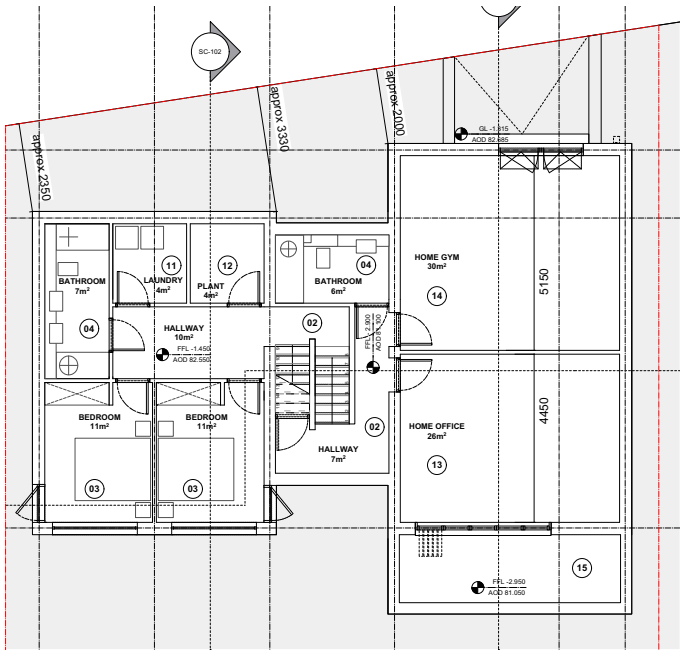
 Project - 78 Great North Road **Date -** 23 June 2024

Site Analysis - Photographic Survey of the Existing House - Interior

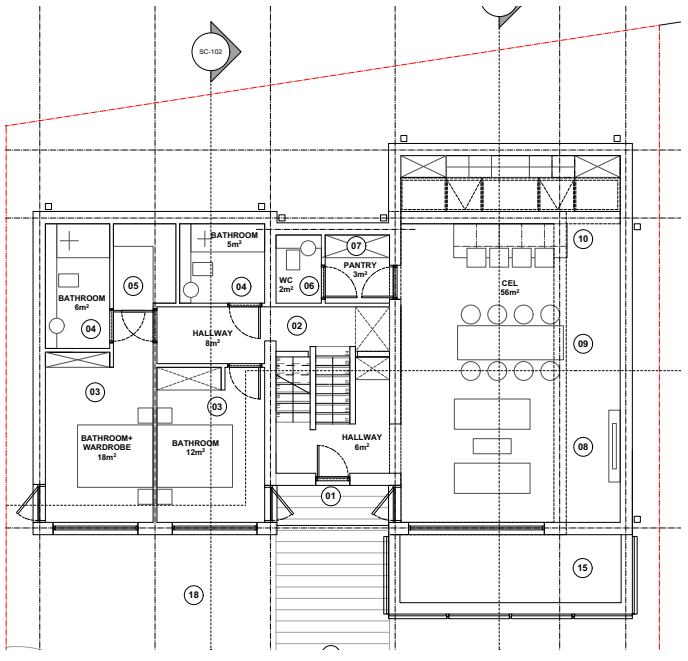


Description of the Proposal - Plans

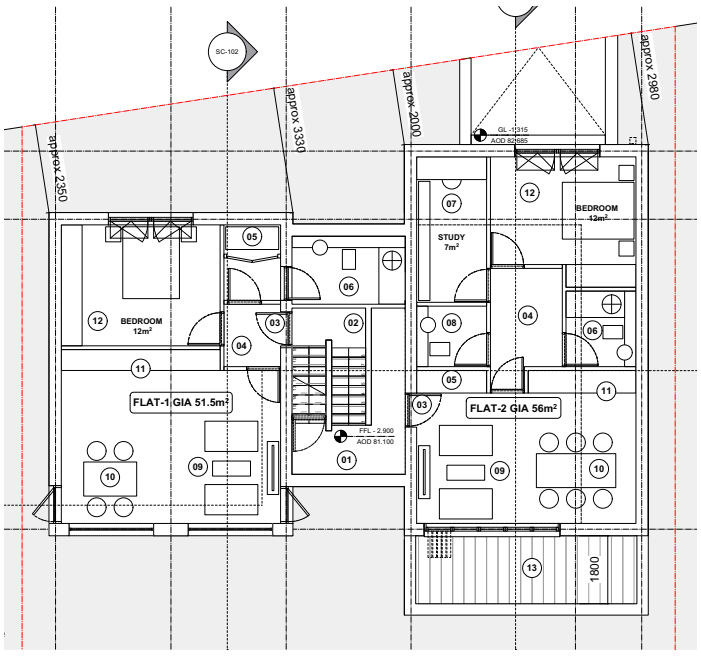
Please find below a series of existing and proposed plans showing the current house and its conversion into 4 flats.



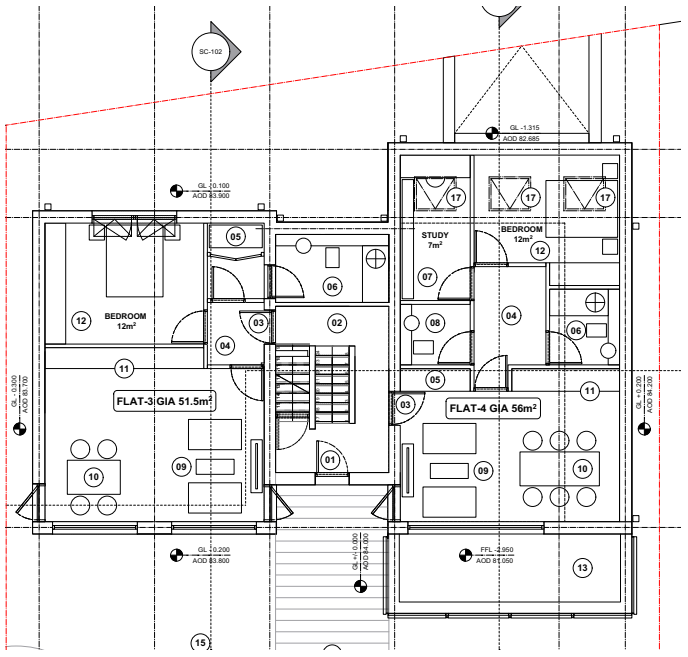
Existing lower ground floor plaln



Existing upper ground floor plaln



Proposed lower ground floor plaln



Proposed upper ground floor plaln

Description of the Proposal - 3 Dimensional view of the site

Artist’s impression of the private and communal gardens in the centre of the site flanked by two buildings employing the same architectural language

West elevational diagram with indication of brickwork wall surfaces

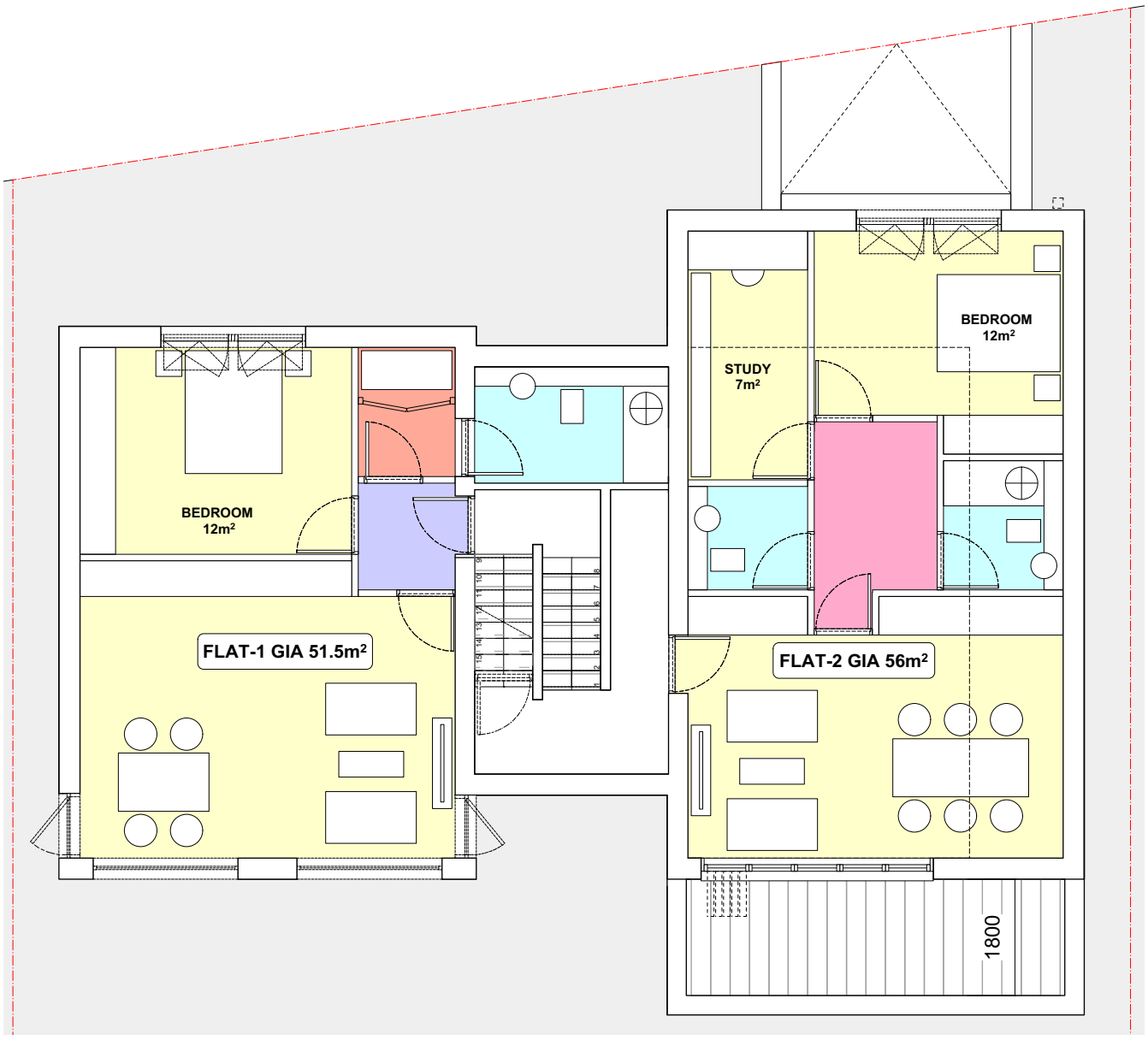
Description of the Proposal - Provision of Accommodation

Flats No1 and No3
(1-bedroom, 2-persons)

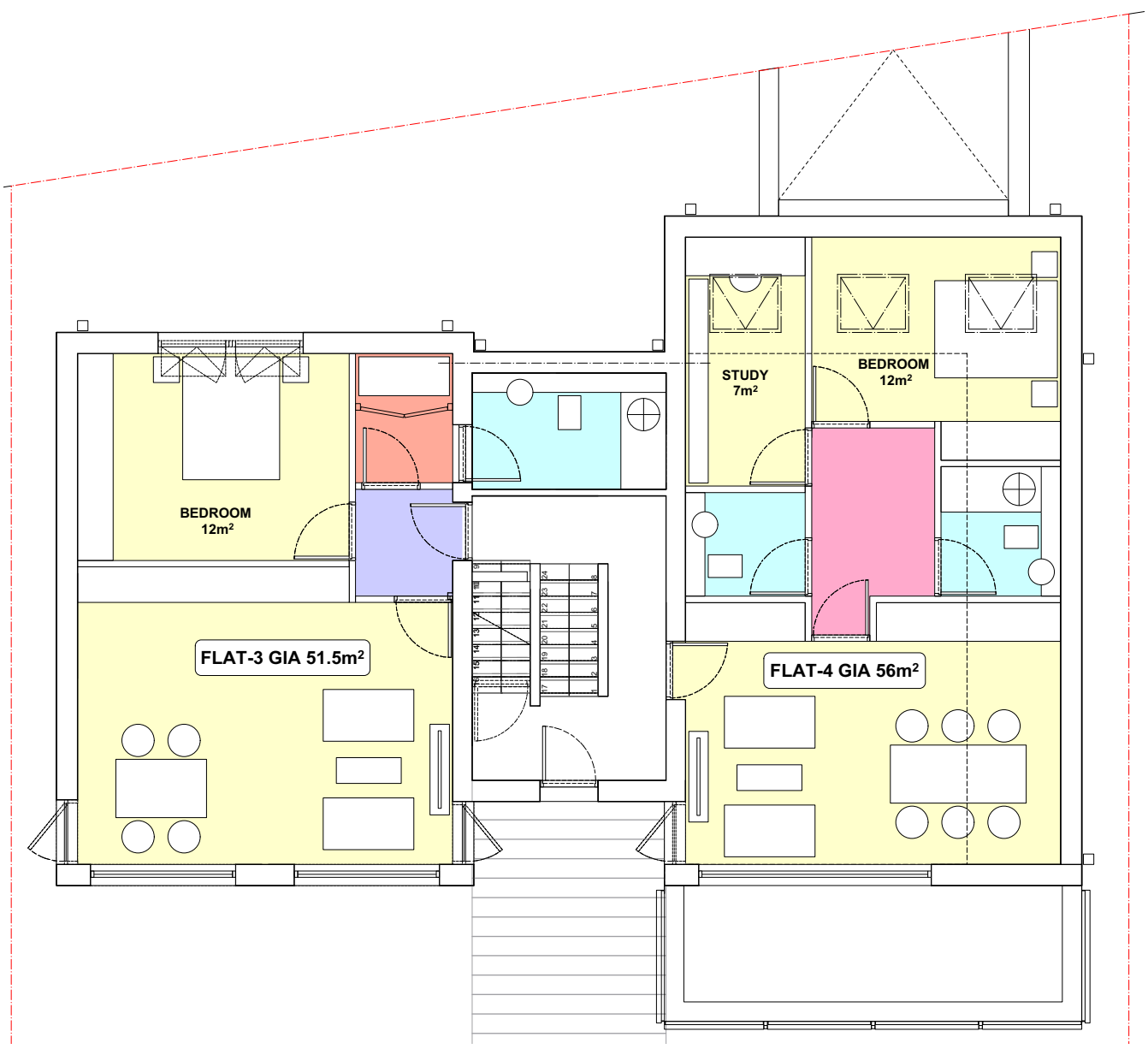
	Proposed
Total GIA:	50m²
Living / kitchen / dining:	26m²
Double bedroom:	12m²
Storage:	3m²
Lobby:	3m²
Bathroom(s)	1Nº

Flats No2 and No4
(1-bedroom, 2-persons)

	Proposed
Total GIA:	56m²
Living / kitchen / dining:	23m²
Double bedroom:	12m²
Study:	7m²
Lobby:	5.5m²
Bathroom(s)	2Nº



Flats No1 and No2 (lower ground floor) plans



Flats No3 and No4 (upper ground floor) plans

Description of the Proposal - Provision of Accommodation

The Average Daylight Factor assessment has been calculated for all the bedrooms. All bedrooms will have ADF levels higher than those recommended as a minimum.

Calculation method

The ADF is calculated in accordance with the BRE (British Research Establishment) guidelines by the following formula:

$ADF = TA_w\Theta / A (1 - R2)$ where

T - is the visible transmittance of the glazing. For clear glazing it is normally 0.8 and for translucentb glazing it is 0.65.

Aw - is the net area of the glazing in m^2.

Θ - is the angle of visible sky in degrees (as shown on the attached diagrams calculated for each window condition).

A - is the total area of all the room surfaces in m^2 including walls, floors, ceilings and built-in furniture.

R - is the average room reflectance, normally assumed to be 0.5. The actual value of the room reflectance is likely to be closer to 0.7 as the ceiling, walls and all the built-in furniture will be painted pure brilliant white colour and the floor finish is likely to be either polished screed or light coloured wood. This is likely to make the actual ADF values (as opposed to those calculated below) higher.

The calculations below are for the identical living rooms the flats have and for a single bedroom in the of the flats. The calculation is made for the worst case scenario.

FLAT 2 - BEDROOM

T	A_w	Θ	A	R
0.8	2	27	54	0.75

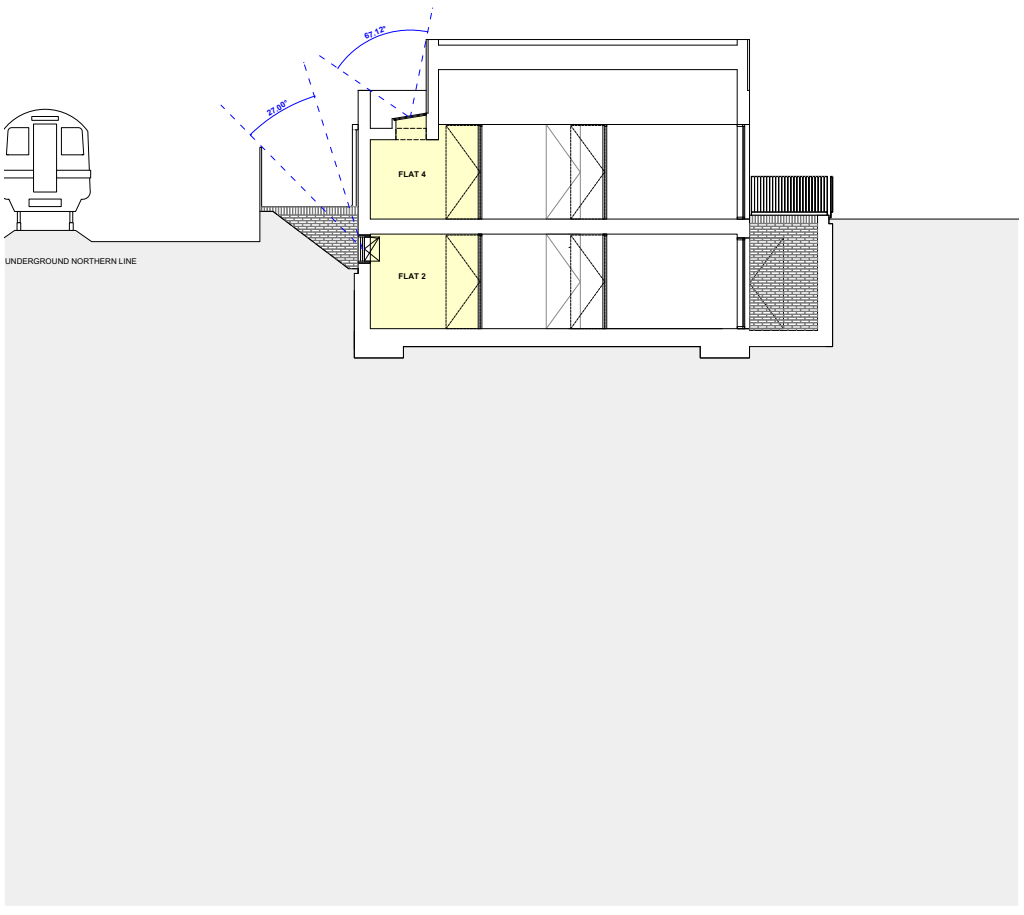
Calculated ADF equals 2.75%

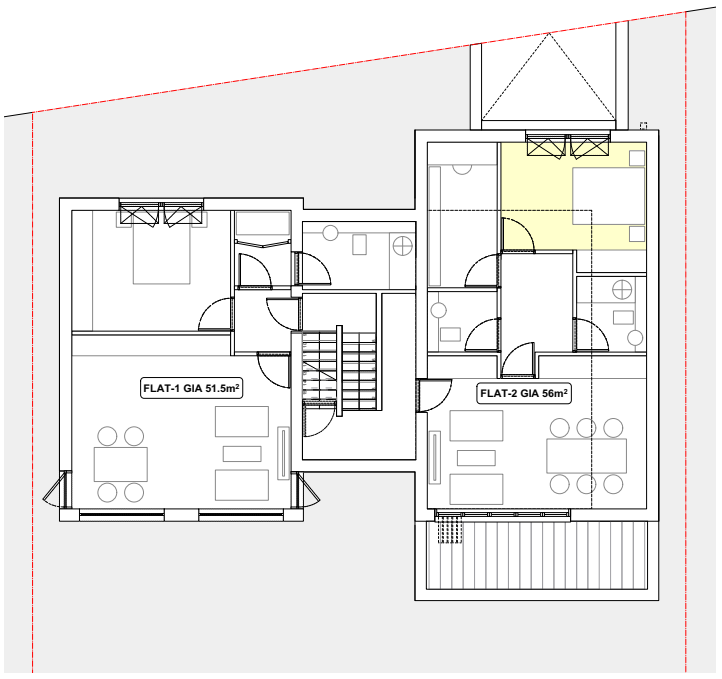
FLAT 4 - BEDROOM

T	A_w	Θ	A	R
0.8	2	67	52	0.75

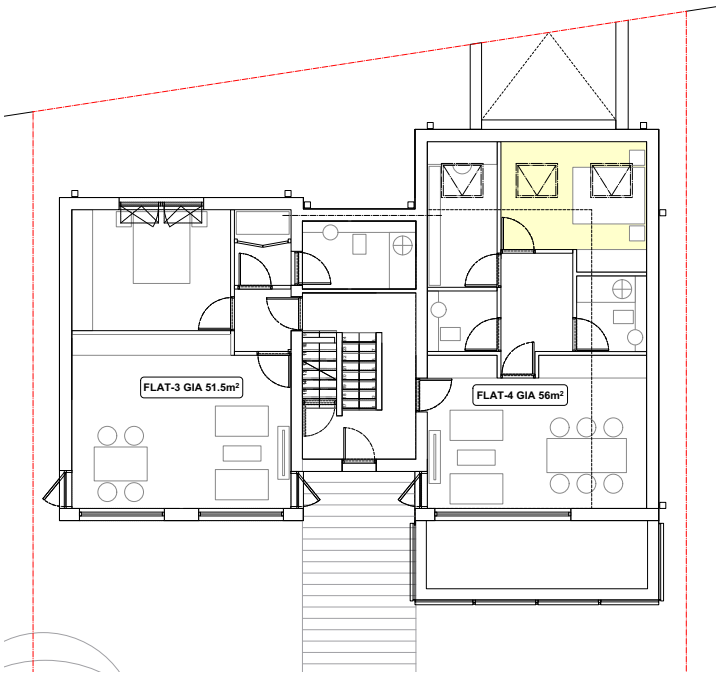
Calculated ADF equals 1.1%

CONCLUSION
Minimum ADF value recommended by the BRE for bedrooms is 1%. Calculated levels for the worst-lit bedrooms will exceed this recommendation, therefore, the amount of daylight the bedrooms will receive will be adequate.





FLAT 2 BEDROOM



FLAT 4 BEDROOM

Description of the Proposal - Density Calculations

The proposed density is assessed with regards to the Sustainable Residential Quality (SRQ) of the latest London Plan.

Quantity of the proposed dwellings and habitable rooms
The proposal is for eight new dwellings - seven apartments in the front block and one detached house at the rear.

Public Transport Accessibility Level (PTAL) of the site
According to the TfL resources, the site has PTAL index 4.

Site setting
The immediate surroundings of the site are a mix of semi-detached houses, mansion blocks and commercial buildings between two and seven storeys high. The building footprints are medium-sized.

In accordance with the definitions of the London Plan, the setting of the site, therefore, is classified as ‘Urban’.

Proposed Mix

1-Bedroom:	4N^{o}
Total new flats:	4N^{o}
Total new habitable rooms:	10N^{o}

Urban planning & construction › Planning with WebCAT › WebCAT planning tool

WebCAT

Address or co-ordinates

78 Great North Road n2 × Go

Access level (PTAL) | Time mapping (TIM)

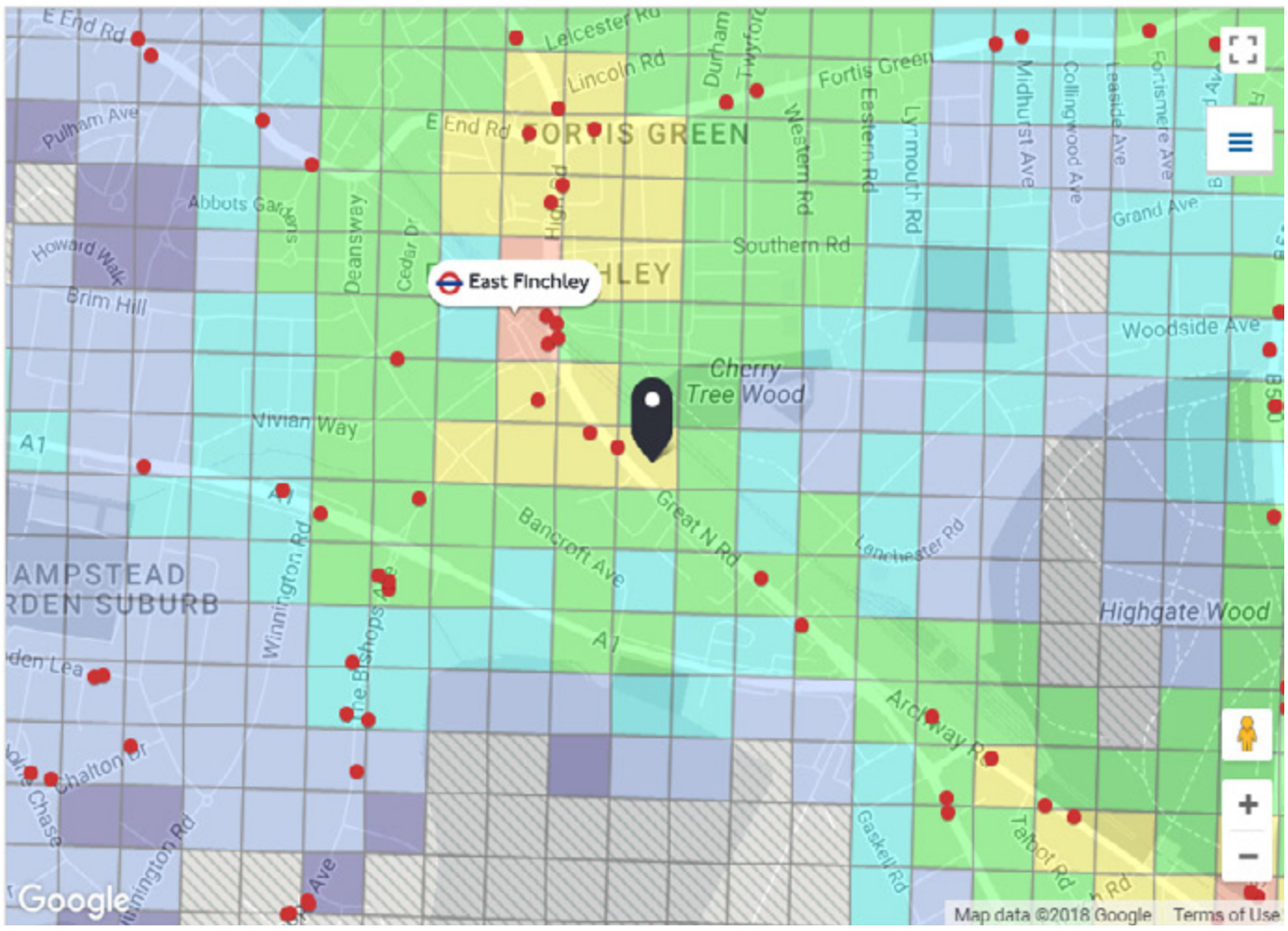
PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst) | Ia
Ib | 2
3 | 4
5 | 6a
6b (Best)

Map layers

PTAL (cell size: 100m)



Extract from the TfL WebCAT website with PTAL map key

Lacey + Saltykov Architects Ltd
4 Burlington Road N10 1NJ
+44 (0)20 7255 0525
www.laceysaltykov.com
Document No. 240623_DAS_1320