



Design And Access Statement
NEW BUILD 2-BEDROOM 3-PERSON DWELLING
1 Muswell Mews, London N10 1BT
08 November 2024

Contents

EXECUTIVE SUMMARY	3
SITE PHOTOGRAPHS	4
AVERAGE DAYLIGHT FACTOR CALCULATION	6
STANDARD OF ACCOMMODATION	7
EXTERNAL FINISHES	8
APPLICATION DRAWINGS LIST	9



Executive Summary

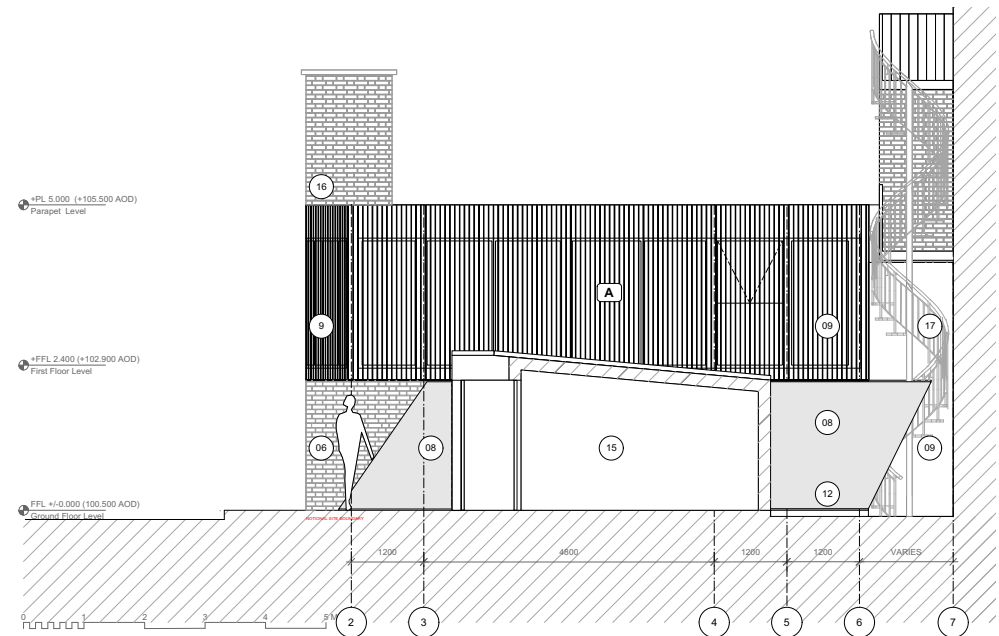
This planning application is for a single new build 2-bedroom 3-person single dwelling on three floors on the site of the previously approved planning application ref HGY/2021/1537.

The new planning permission is sought due to the post-pandemic changes to the commercial market for small office spaces and the significant drop in the demand for them. The current proposal seeks to introduce a self-contained residential unit on the site following recommendations received from Haringey following the pre-application consultation process carried out earlier in 2024 under Haringey reference PRE/2024/0057.

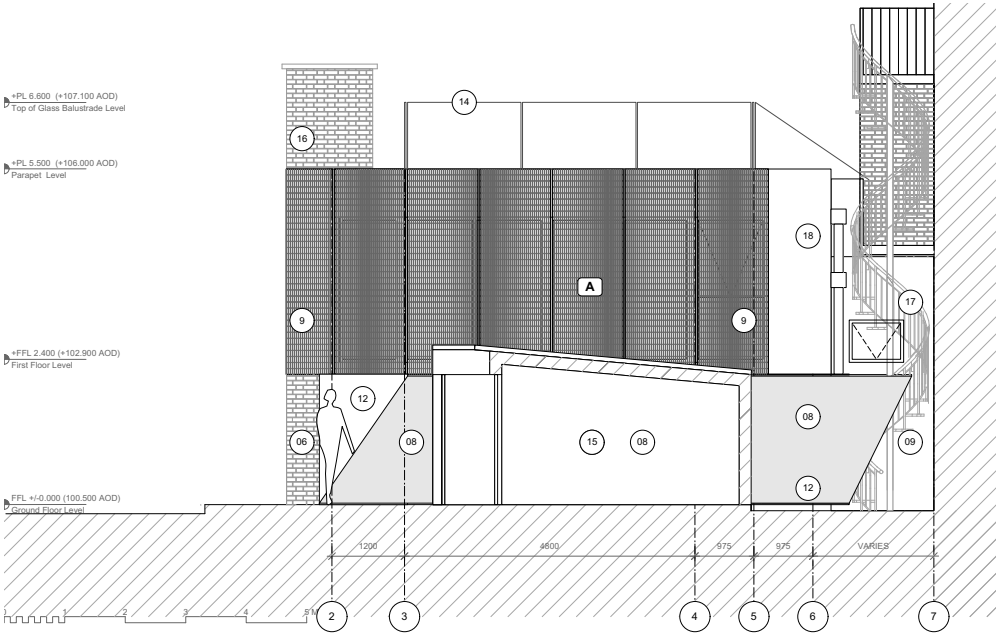
All the comments received from the Officers were satisfactorily incorporated into the current proposal.

The summary of the key issues is as follows:

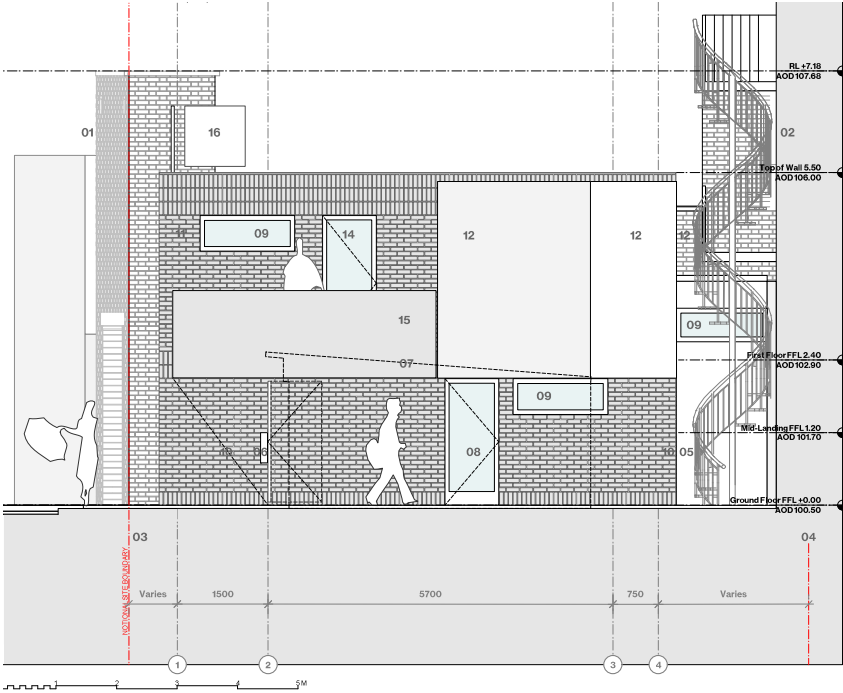
- The principle of a fully residential proposal on this site was supported by the Officers
- The marginal increase in the overall height of the proposal by 0.5m was supported by the Officers
- The dominant facing material of the proposal is that of facing brickwork to reflect the site setting as was advised by the Officers
- The standard of accommodation comfortably meets and exceeds the minimum required totalling circa 82msq of GIA and features a generous double-height living area
- Proposed windows are arranged in such a manner that they do not create any new issues of overlooking onto the existing neighbours and do not compromise the potential future redevelopment of the adjacent garage site
- The habitable rooms have Average Daylight Factor comfortably above those advised by BRE
- A dedicated refuse and recycling bin enclosure area is added at the front of the building with direct access from Muswell Mews
- A dedicated secure bicycle storage space for 2 bikes is provided on the ground floor



Approved side elevation drawing ref: HGY/2021/1537 A-GA-EL-11 Rev E



Revised side elevation drawing for pre-application ref: PRE/2024/0057



Revised proposed side elevation

Site Photographs



Site Photographs



Average Daylight Factor Calculation

The Average Daylight Factor assessment has been calculated for all the habitable rooms. All will have ADF levels higher than those recommended.

Calculation method

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

$ADF = T A_w \Theta / A (1 - R^2)$ where

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

A_w - is the net area of the glazing in m².

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 m² 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 a single bedroom(s) and a double bedroom(s) of which there are two identical sets. In each case the calculation is made for the room with the longest roof overhang, thus making the angle of visible sky the smallest of the two, therefore, showing the results for the worst-lit bedroom of the two.

CEL AREAS

T	A _w	Θ	A	R
0.65	5.1 m ²	62.46°	129.75 m ²	0.5

Calculated ADF equals 2.12%

The incalculable obstructions caused by some of the trees and buildings on the eastern side are assumed at an approximate angle shown on the diagram and will be offset by the actual (rather than assumed) value of the room reflectance which is likely to be 0.7 (rather than 0.5).

BEDROOMS

(potentially worst-lit bedroom in the event of the development on the adjacent site)

T	A _w	Θ	A	R
0.8	1.5 m ²	32.09°	48.25 m ²	0.5

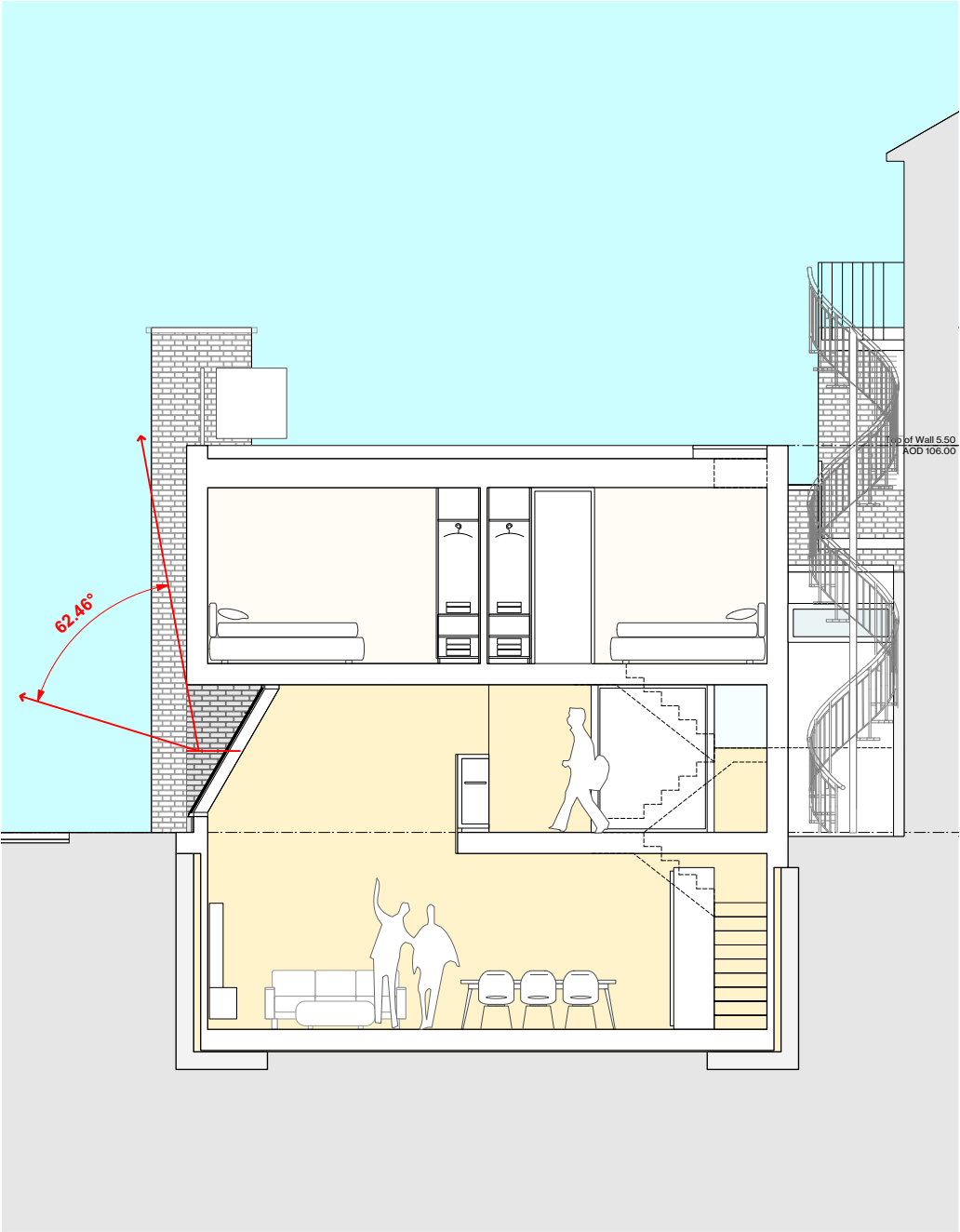
Calculated ADF equals 1.06%

CONCLUSION

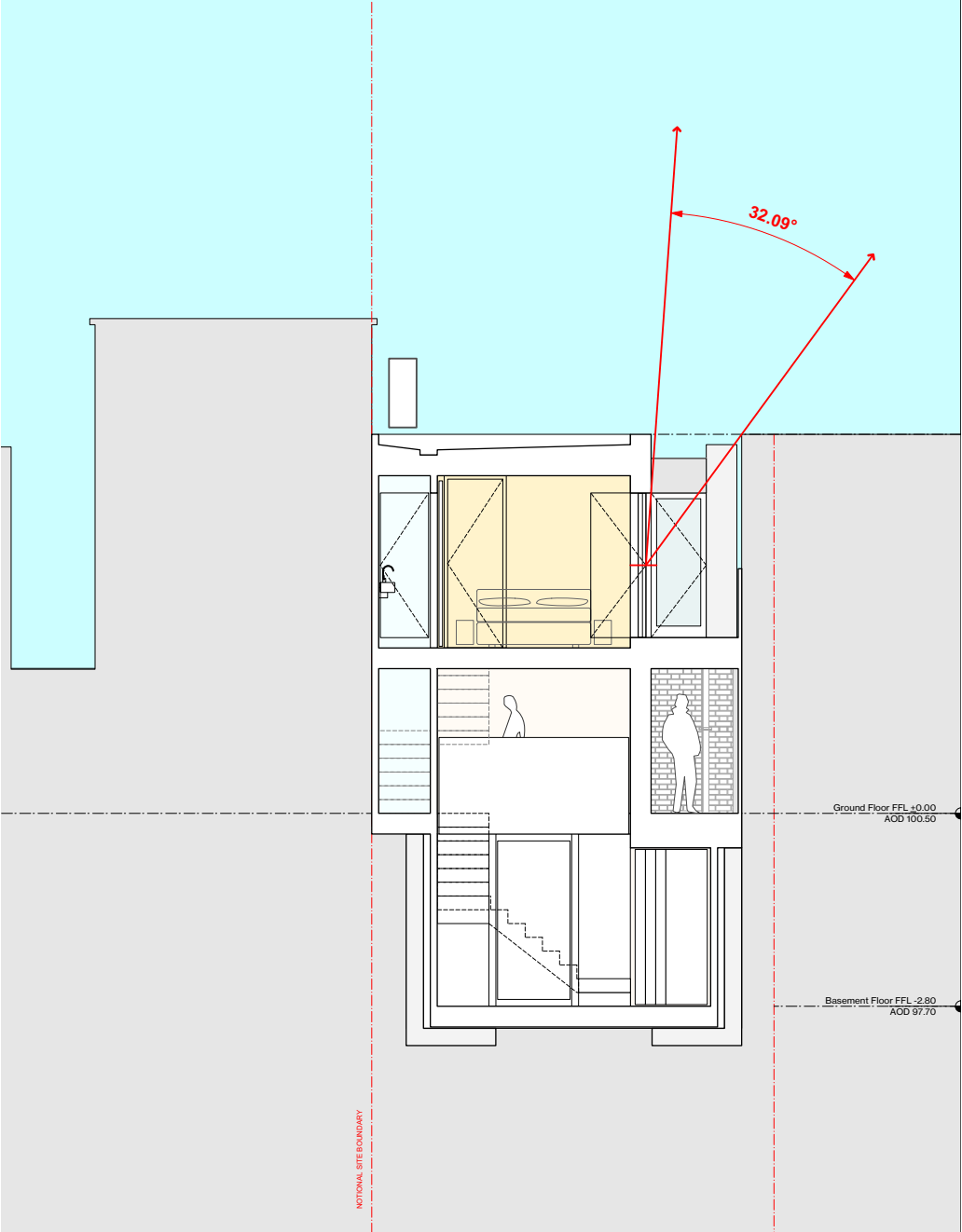
Minimum ADF value recommended by the BRE for bedrooms is 1%, for living rooms is 1.5% and for kitchens is 2%. Calculated levels for the worst-lit bedroom facing the potential development on the garage site opposite will modestly exceed this recommendation, however, the calculation does not account for a whole other additional window in the same bedroom, therefore even if the development took place right up against the site boundary to the same height as the current proposal, the amount of daylight the most potentially affected bedroom will receive will be more than adequate.

The second bedroom will exceed the value of the above calculated bedroom because its angle of the visible sky will be in multiples of the one above and will not be altered by the development.

The double-height CEL area in the basement comfortably exceeds the minimum required values with the full extent of the glazing calculated as translucent, although it is likely that the extent of the translucent glazing will be circa 75% of the glass and the room reflectance is likely to be 0.7 not the calculated 0.5. Any potential development on the adjacent site will have no impact on the daylight in the proposed CEL areas.

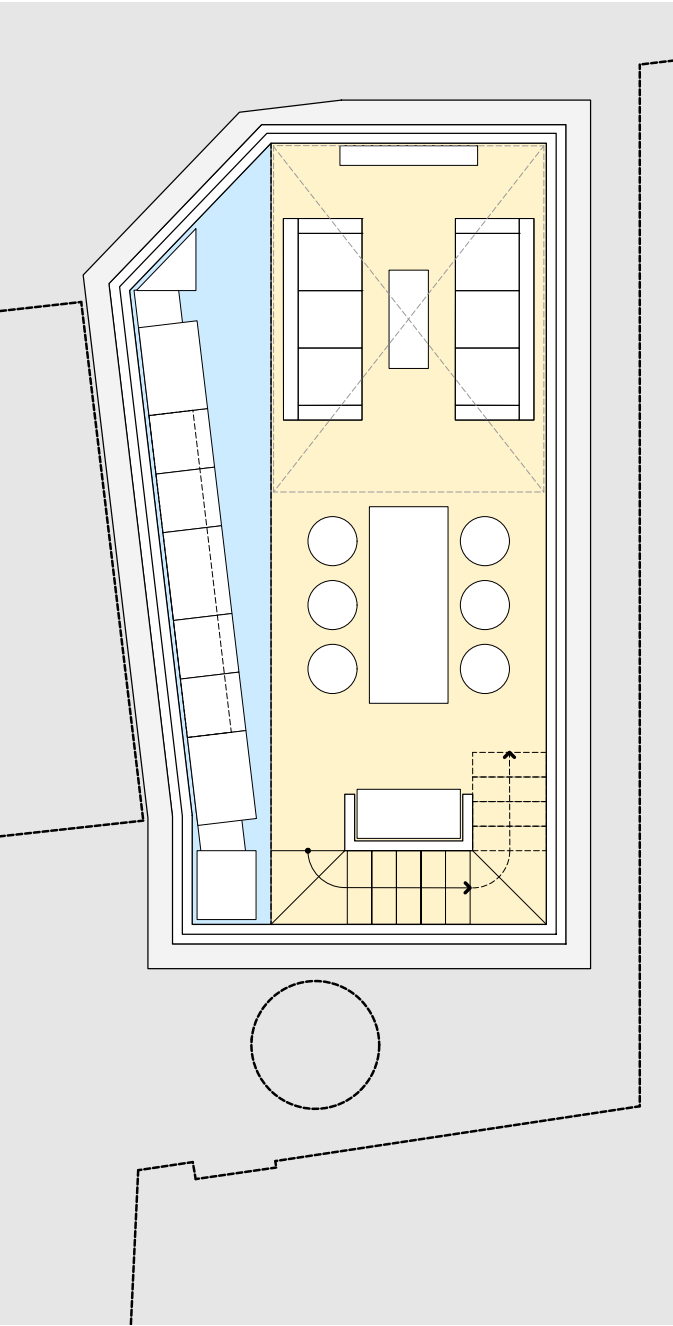


CEL Areas - angle of visible sky diagram for the purposes of ADF calculations

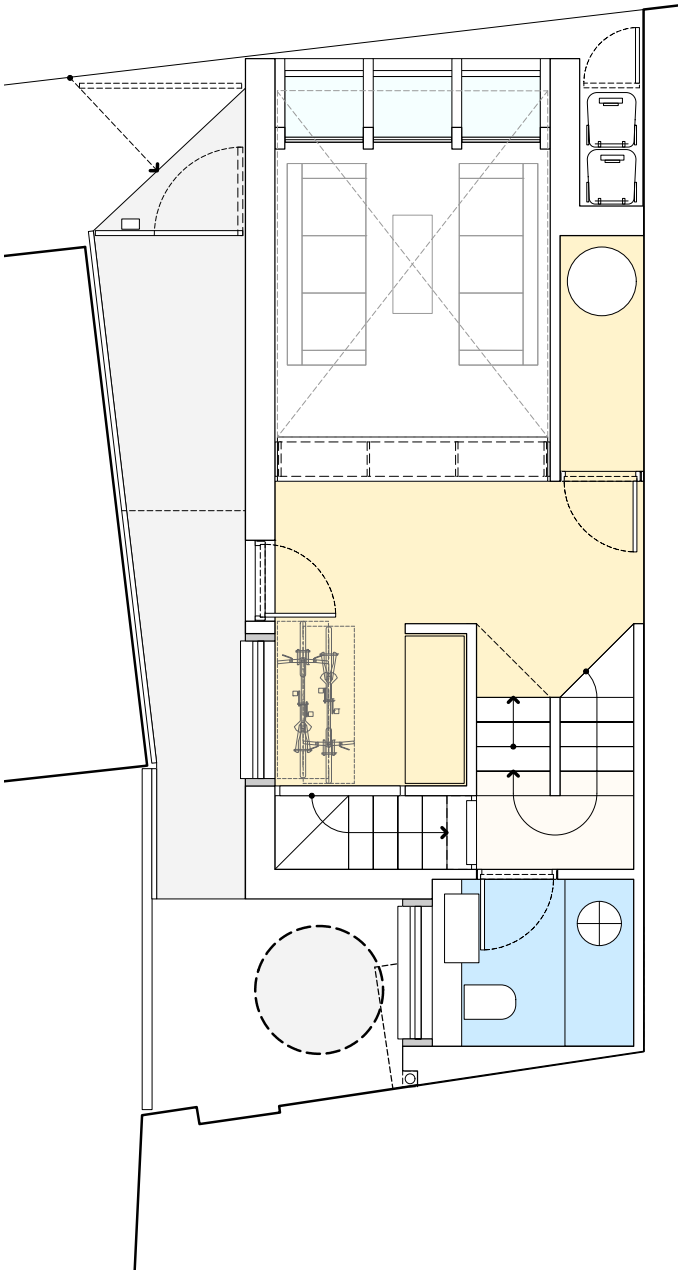


Bedrooms - angle of visible sky diagram for the purposes of ADF calculations

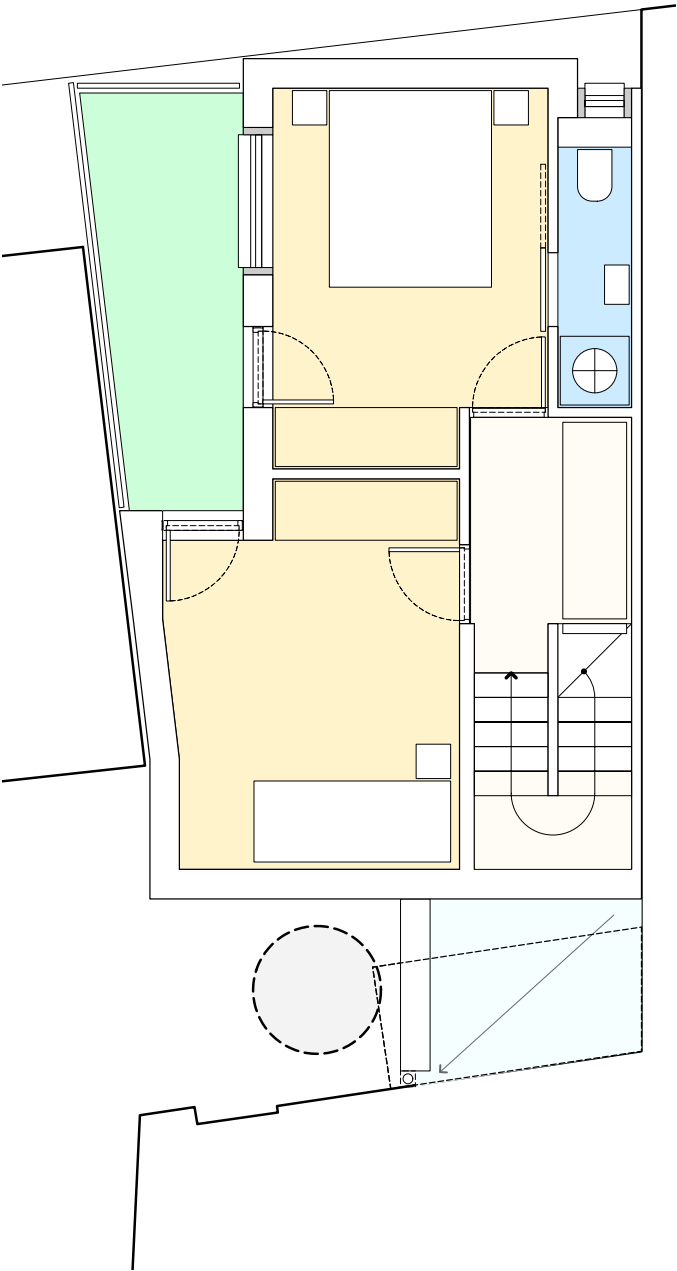
Standard of Accommodation



Basement Floor PLaN



Ground Floor PLaN



First Floor PLaN

The house is designed to exceed the minimum space standards stipulated by the latest edition of the London Plan and the London Housing Design Guide. The 2-bedroom 3-person house will provide the total of 180m² of Gross Internal Area (GIA). The table below shows a comparison between the proposed and minimum statutory provisions required.

	Proposed	Min Required
Total GIA:	82.1m ²	70m ² - N/A
Living/kitchen/dining:	33m ²	25m ²
Master bedroom:	12.5m ²	12m ²
Single bedroom:	7.5m ²	11m ²
Storage cupboards:	6m ²	2m ²
Bathrooms:	2No	1No
Balcony:	6.1m ²	6m ²

Approximately 80% of the GIA has a clear floor to ceiling height of 2.5m or more, of which circa 12% has the floor to ceiling height of 4.9m.

External Finishes



Front Elevation



Application Drawing List



DRAWING NO	NAME	SCALE	SIZE	DATE	REV
1345-A-SP-100	LOCATION PLAN	1:1250	A3	08/11/2024	
1345-A-SP-101	BLOCK PLAN	1:500	A3	08/11/2024	
1345-A-GA-PL-01	EXISTING GROUND FLOOR PLAN	1:50	A3	20/03/2024	
1345-A-GA-EL-100	EXISTING FRONT ELEVATION	1:50	A3	20/03/2024	
1345-A-GA-EL-101	EXISTING SIDE ELEVATION	1:50	A3	20/03/2024	
1345-A-GA-PL-199	PROPOSED BASEMENT FLOOR PLAN	1:50	A3	20/03/2024	
1345-A-GA-PL-200	PROPOSED GROUND FLOOR PLAN	1:50	A3	20/03/2024	
1345-A-GA-PL-201	PROPOSED FIRST FLOOR PLAN	1:50	A3	20/03/2024	
1345-A-GA-PL-202	PROPOSED ROOF PLAN	1:50	A3	20/03/2024	
1345-A-GA-EL-200	PROPOSED FRONT ELEVATION	1:50	A3	20/03/2024	
1345-A-GA-EL-201	PROPOSED SIDE ELEVATION	1:50	A3	20/03/2024	
1345-A-GA-SC-100	PROPOSED SECTION 1	1:50	A3	20/03/2024	
1345-A-GA-SC-101	PROPOSED SECTION 2	1:50	A3	20/03/2024	



Lacey + Saltykov Architects Ltd
4 Burlington Rd, Muswell Hill, London N10 1NJ
+44 (0)20 7255 0525
www.laceysaltykov.com