

Design and Access Statement

32 Glasslyn Road, N8 8RH

June 2023

1. Introduction

PURPOSE OF DOCUMENT

This design and access statement has been prepared by Melissa White Architects to accompany a planning application for a side infill and rear extension at 32 Glasslyn Road.

The current building is in poor and run down state and the purpose is to refurbish and maximise the existing accommodation. The proposal is a well-considered approach that will increase the habitable floor space, create new opportunities for living, and upgrade the currently underutilised property. The alterations are respectful of the Haringey Council Local Plan, in both form and material, and will provide an upgraded accessible home for its owners.

2. Context

LOCAL CONTEXT: Glassly Road Area

32 Glasslyn Road is located within the Crouch End Conservation Area on a residential road. There is a mix of attached and semi-detached terrace properties.

The materiality of the street is primarily uniform on the front elevations and consists of dwelling houses in brick and render. The rear of the properties are inconsistent with a variety of heights, forms, openings and architectural detailing.

As Glasslyn Road is on an incline, the properties are stepped to work with the slope between the flank walls. The result is that the buildings are split level and produce smaller closed off rooms.



Location map (NTS)



Image from Google Maps

PROPERTY

As a semi-detached property, the existing building is sound and in good condition externally. Internally, the spaces are dated and are in need of upgrade and refurbishment. The rooms are small and disjointed the ground floor of the property is poorly laid out and staggered over a split-level. The kitchen and the rear of the property have low ceilings with nominal light.

The garden is overgrown and the property does not have ample access based on the proportions of the building.

3. Proposal

DESIGN CONSIDERATIONS

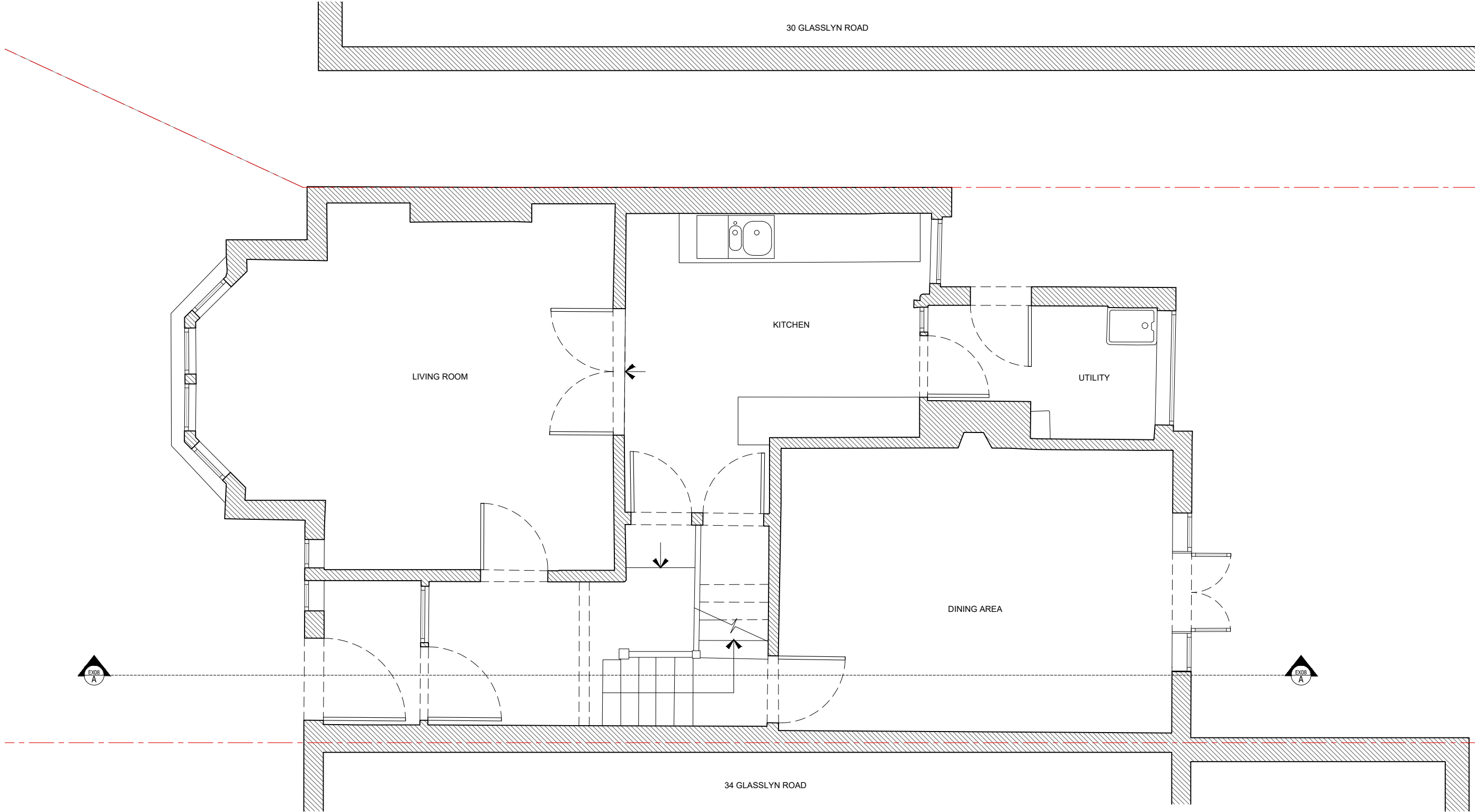
During the design process, attention was given to the built fabric of the area, the variety of styles and forms and in particular the developments to the rear of the buildings, of which there are many.

Research of the planning applications on the street showed that a number of buildings have been successfully extended to meet the needs of their owners. Studies looked into form, materials, proportion, and light to elevate the existing building, provide design interest to an otherwise dated rear, and enhance the living standard of its owners.

A long time was spent at the design stage to develop a sympathetic proposal to dovetail with the existing host building taking into consideration the stepped rear facade and to have the new extension work in harmony with this. A strategy was developed around the smaller sympathetic additions to the host building.

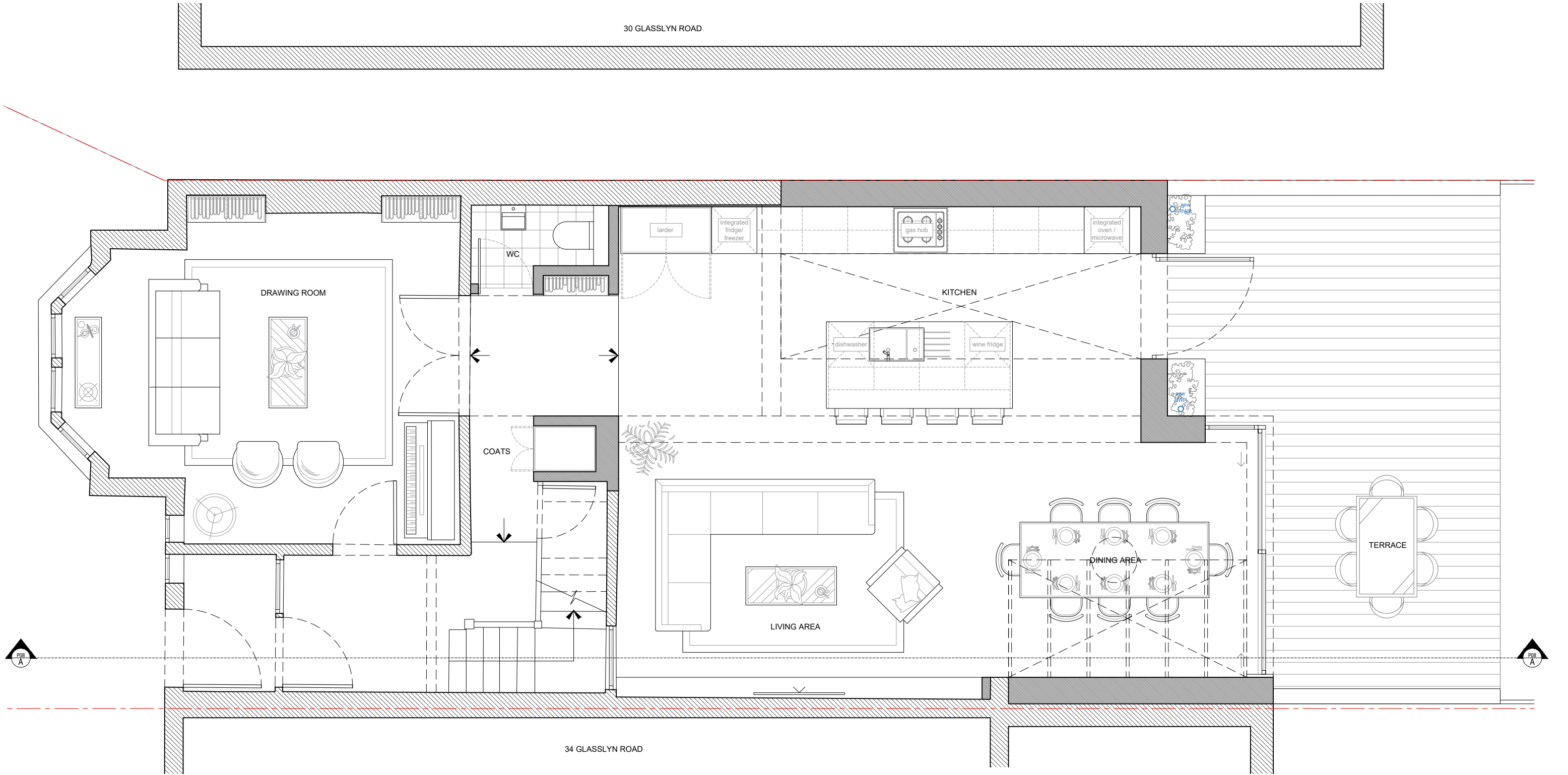
A key factor is to ensure the proposed forms remain not only subsidiary to the main building but compliment the main building.

We feel the proposal in this planning application strives to provide all these requirements in the form of harmonious good contemporary design.



KEY

 existing walls





SCALE

From the start of the design exercise, we studied the materials and scale of the main building as well other extensions in area. A key aim was to create a harmonious addition that respects the scale of the host building, the neighbouring buildings and the streetscape.

This is achieved in several ways:

- The properties of Glasslyn Road are sited on a slope and the buildings respond to this slope. The result is that the internal rooms are divided and staggered over split levels to cope with the slope. The result is small sub-divided rooms at different levels. This proposal seeks to drop the rear room of the existing building and create an open, level-plan area for kitchen, dining and family living.

- The proposal remains subservient to the main building.

- To achieve the needed height in the kitchen and dining areas, the garden is dug down to create the volume and not impact the main building.

- The rear extension is staggered to reduce its impact on the garden and is in keeping with the host building.

- Materials chosen are harmonious with the host building allowing the host building to continue as the main focus.

To keep the intervention to a minimum, the existing levels of the property and the neighbouring buildings. Its form was carefully examined to ensure that the adjoining properties are not impacted.

The proposed volume of the extension is sympathetic to the surrounding area, between its two neighbours and provides design interest both externally and internally.



Looking at 32 Glassylyn Road rear elevation from neighbours extension



Neighbours Extension and area to be lowered to achieve internal height.



Side Infill area



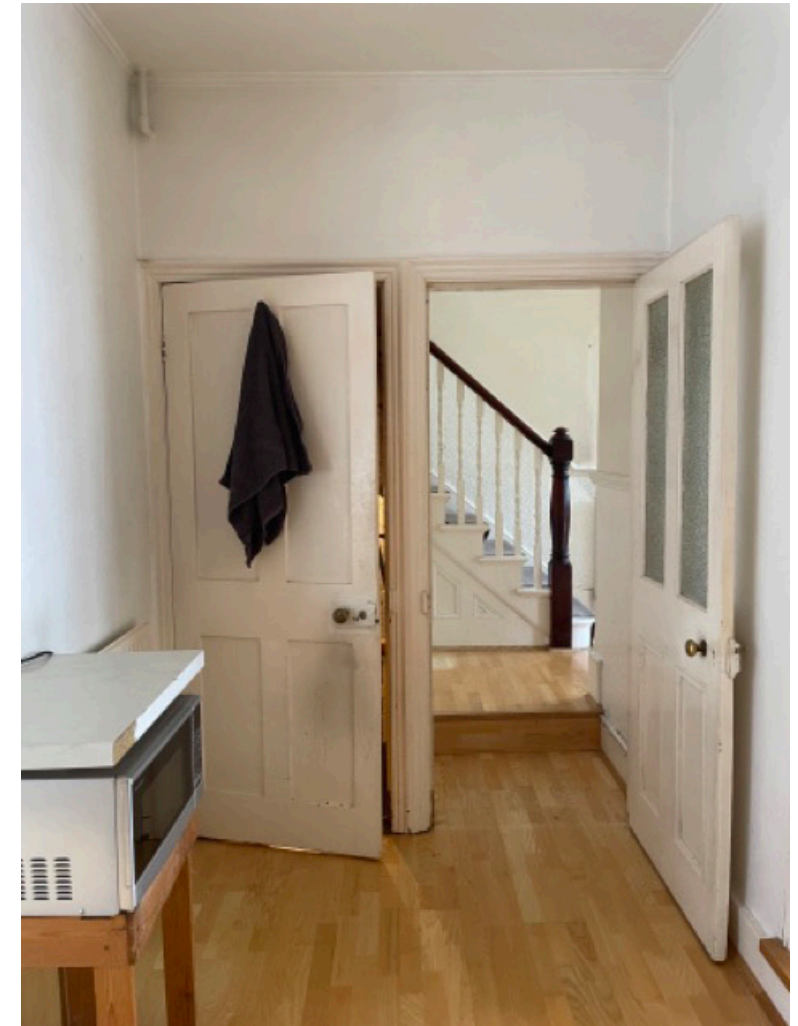
View of Neighbours Extension
Terrace in foreground is proposed area
for new extension at 32 Glasslyn Rd.



Bedroom



Front Room



Door to Kitchen



Kitchen and door leading to garden



Bathroom

PRIVACY AND LIGHT

The proposed rear extension is respectful to the adjoining properties lining up with adjoining extension and does not obscure light or affect privacy.

APPERANCE

The design study took into account the forms of the existing building. A dominant element is the stepped rear facade. The proposed side and rear extensions replicate this feature of the host build and work in harmony with this stepped facade. The proposed rear extension also works in relation to the adjoining owner's extension (currently on site). The facade lines flush with hte neighbour's extension and the height sits just below their roof line.

The proposal has no impact on the streetscape.

MATERIALS

The proposed materials are in keeping with the existing building and local context.

Given the age and patina of the existing London stock bricks it is difficult to create an exact match. Therefore a conscious decision was made to work with other aspects of the existing building such as the tiled roof which is a charcoal colour. The proposal of a darker, charcoal coloured brick is to work with the roof and other small details found on the elevations of the existing building.

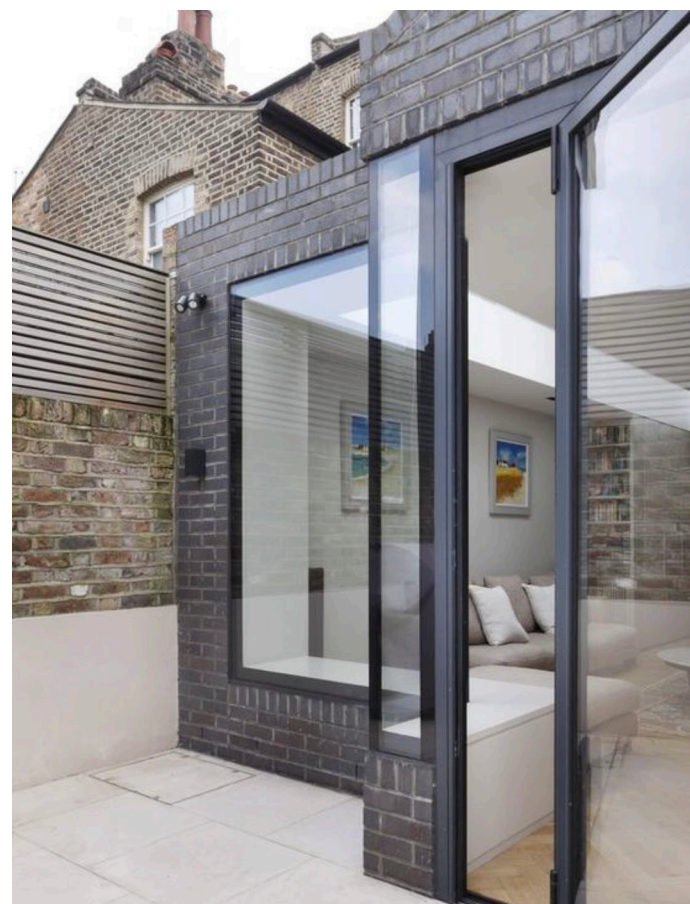
The glazed doors will be minimal, slimline in profile with a PPC aluminium finish in charcoal to blend into the brickwork.

The rear extension will have roof lights that will increase the natural light in the dining and kitchen spaces and provide opportunities for a welcoming and bright interior space.

Soft landscaping works to the rear garden will maximise the amenity space and create opportunities for outdoor family living and help to accommodate accessibility which is currently lacking and needed for the property.

SUMMARY

In summary, this scheme of rear and side extensions are a direct response to the existing building. They study and respond to the context, they are sympathetic in style, scale, proportion, and design to the host building and the adjoining building and will enhance the built fabric of 32 Glasslyn Road as well as provide an accessible well designed family home.



Examples of a charcoal brick in use
working in harmony with a
host building of similar scale

Design and Access Statement

32 Glasslyn Road, N8 8RH

June 2023