

Design, heritage and planning statement

Full planning & demolition in a conservation area
for

Conversion of 1 and 2 bed flats to single dwelling
at

6 Glasslyn Road, London N8 8RH

October 2023

Unit 5, The Courtyard
50 Lynton Road
London N8 8SL

020 79231559

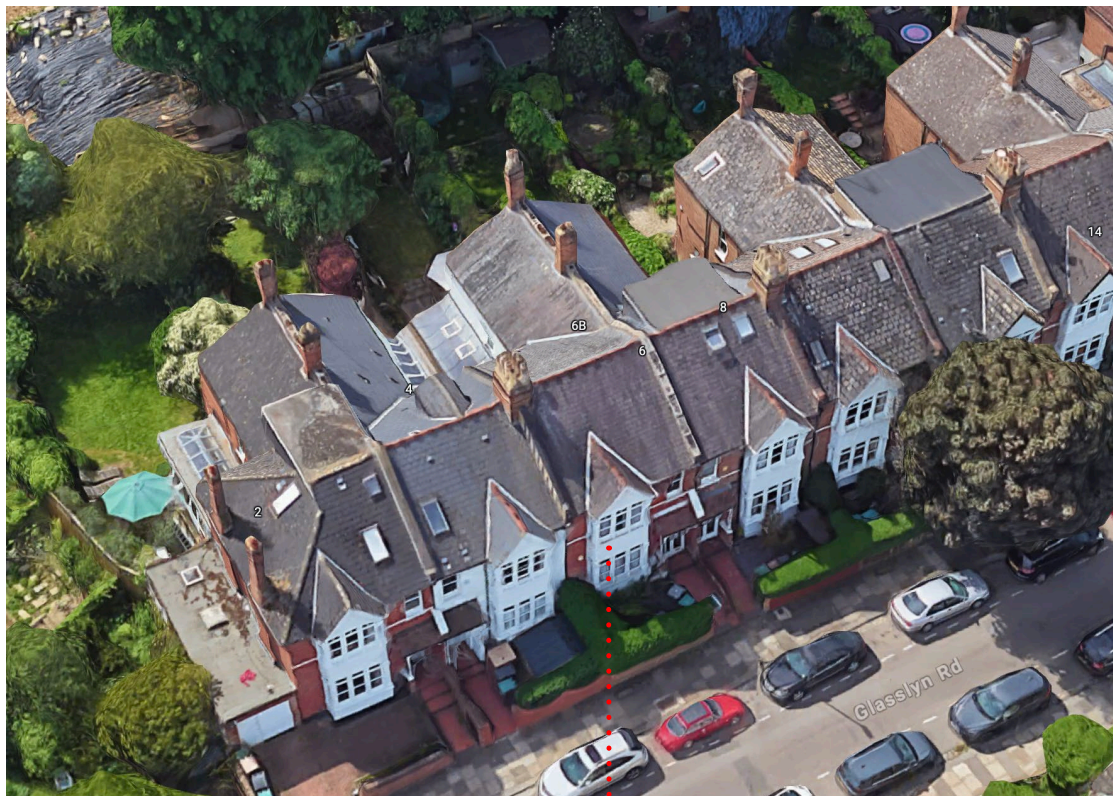
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1. Site context

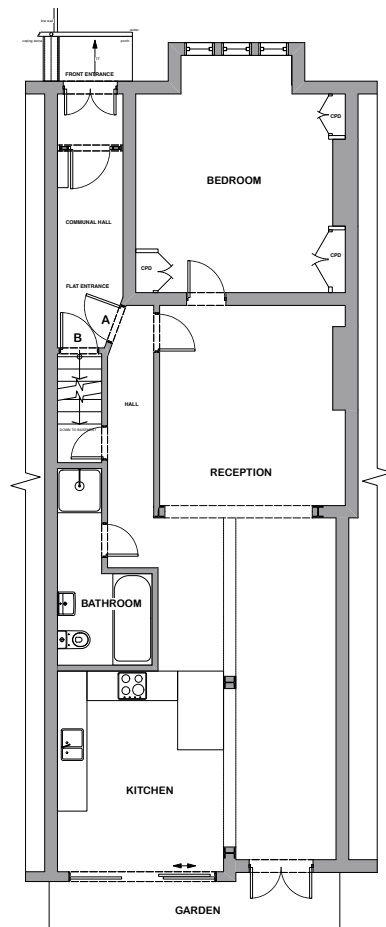
- 1.1. 6 Glasslyn road sits within the Crouch End Conservation area, and forms part of terrace of Edwardian houses that are typical of the street. There is a mixture of housing types within the street, from single dwellings to properties converted to flats. Either side of no. 6 are 2 single dwellings, as this application proposes.
- 1.2. The current arrangement is a ground floor 1-bedroom flat with a rear garden and small cellar, and a 2 bedroom 1st floor flat without access to private amenity space.
- 1.3. The original conversion from a single house to flats appears to date from 1961 on the Haringey planning archive, though these documents have not uploaded. Various alterations have been given consent since that time. A ground floor extension (ref HGY/2009/0278) is the layout now seen within the building.



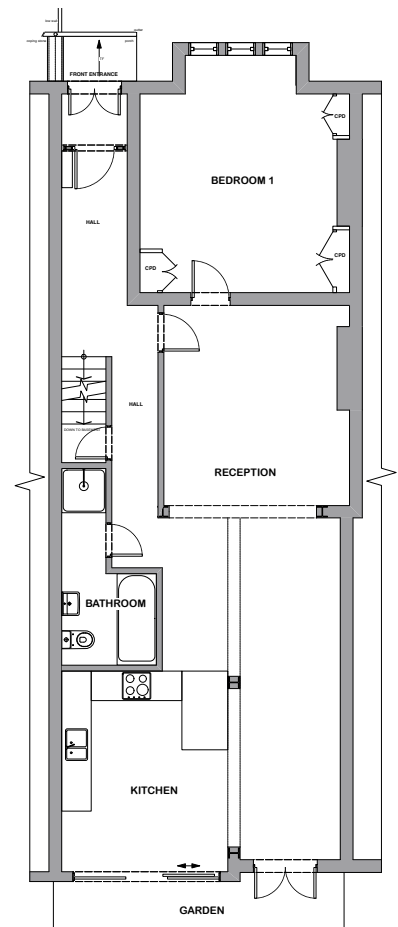
6 Glasslyn Road

2. Proposed change

- 2.1. This application proposes that the building amalgamates flat A and flat B into a single dwelling, reverting to the building's original design intention. With relatively minor internal alterations this would provide a 4 bed family unit, though loft space could provide more subject to the necessary planning consents. With the current 2 flats, creating a family sized unit with access to garden space would not be easily achieved.
- 2.2. Access with a single house arrangement would remain much as the 2 flats operate at present with the same staircase remaining to serve the upper floor of the house. Despite it being level access within the ground floor, an open hallway without a door would allow wider access widths from the hallway to the main living areas access.
- 2.3. As this creates a family-sized dwelling, it would appear in line with policy DM11. Retention of the garden for the entire dwelling, rather than just the ground floor effectively widens access to green space to more people.
- 2.4. It is likely that the change will reduce on-street parking demand.
- 2.5. There would be no alterations to the appearance of the building externally. From a conservation area point of view, it is likely that in future years any longer-term alterations are more coherently dealt with as a single property rather than as separate flats.
- 2.6. No change is envisaged from a refuse and recycling point of view - separated refuse/recycling would be maintained.



Existing Ground Floor



Proposed Ground Floor

(not to scale - refer architectural plans for more detail)

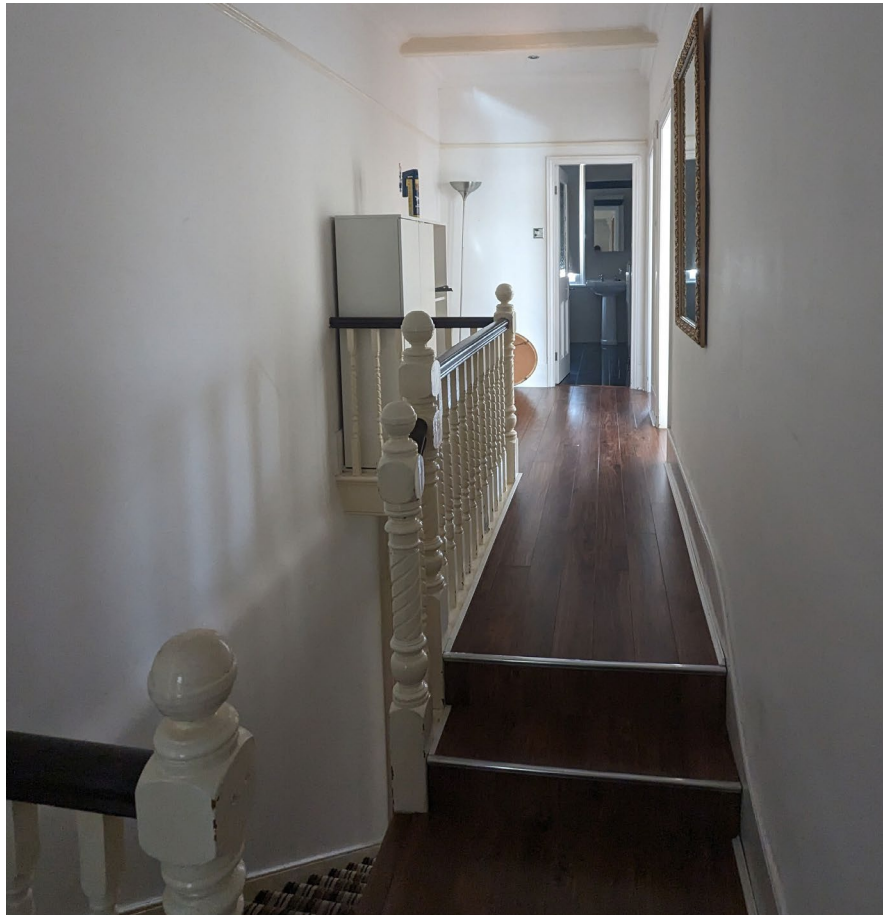
3. Photographs



from Glasslyn Road



from communal hallway,
with narrow
passageway to
left



1st floor landing



rear garden

1st floor rear



1st floor front

