

35 GLASSLYN ROAD

DESIGN AND ACCESS STATEMENT

Ref. 203. Doc 006 | 10.2023

ROAR

0.0 CONTENTS

- 1.0 Introduction
- 2.0 Existing Building and Context
- 3.0 Planning Precedents
- 4.0 Proposed Development
- 5.0 Layout, Access, Sustainability, Scale, Trees And Materials
- 6.0 Practice Profile
- 7.0 Examples of Work

1.0 INTRODUCTION

This document has been prepared by ROAR on behalf our clients Mr. and Mrs. Bier and describes the proposed alterations to 35 Glasslyn Road, London, N8 8RJ in support of the Household Planning Application made to the London Borough of Haringey.



Front facade photo

2.0 EXISTING BUILDING & CONTEXT

The property is located within the Crouch End Conservation Area. There is a mix of semi-detached terraced properties. The property is not a listed building.

No. 35 Glasslyn Road is a four-storey terraced residential dwelling located on the northern side of Glasslyn Road. Houses on both sides of the road are of similar Victorian character with similar architectural detailing.

The materiality of the street is primarily uniform on the front elevations and consist 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 small closed off rooms.

There are no online records of any planning applications for this property.

Policy Considerations:

- National Planning Policy Framework
- Haringey Local Plan 2013
- Haringey DM policy DM1 Delivering High Quality Design
- London Plan policy SP0–Presumption in favour of sustainable development
- London Plan policy SP11 Design
- London Plan policy SP12 Conservation
- London Plan policies 7.4 and 7.6
- London Plan policy 7.6, Architecture 7.8 heritage and archaeology
- Haringey Unitary development Plan – Saved Policies – March 2013



01. existing aerial view



2.1 EXISTING BUILDING & CONTEXT

As a terraced property, the existing building is sound and in good condition externally.

Internally the spaces are dated and in need of upgrade and refurbishment.

The lower ground floor rooms are small, disjointed and poorly laid out with low ceilings and nominal light.

The original front under croft still exists but is unused due to the low ceiling height. The laundry and storage rooms at the front are at a lower level than the existing rear kitchen creating a poor connection between these spaces. In addition to the above these rooms do not have acceptable daylight levels nor ventilation.



Rear facade



Ground floor reception looking out to rear garden



Front facade



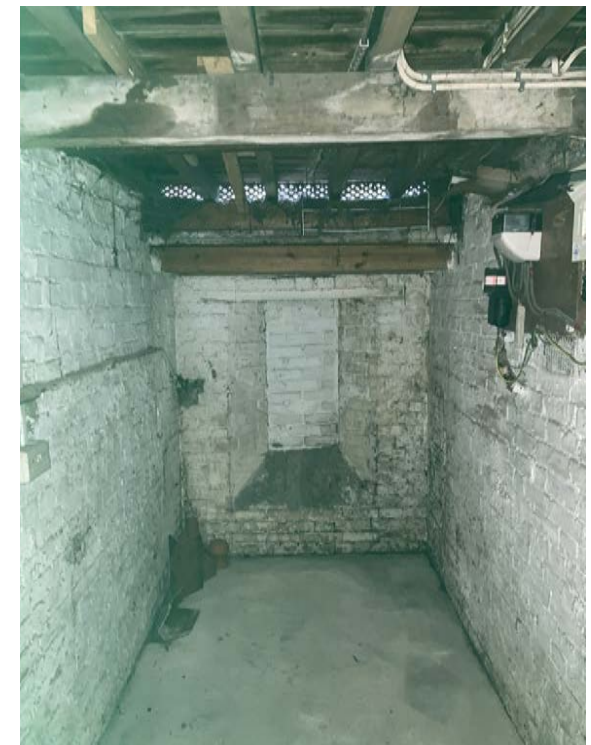
Lower ground floor kitchen



Lower ground floor laundry room



Existing undercroft

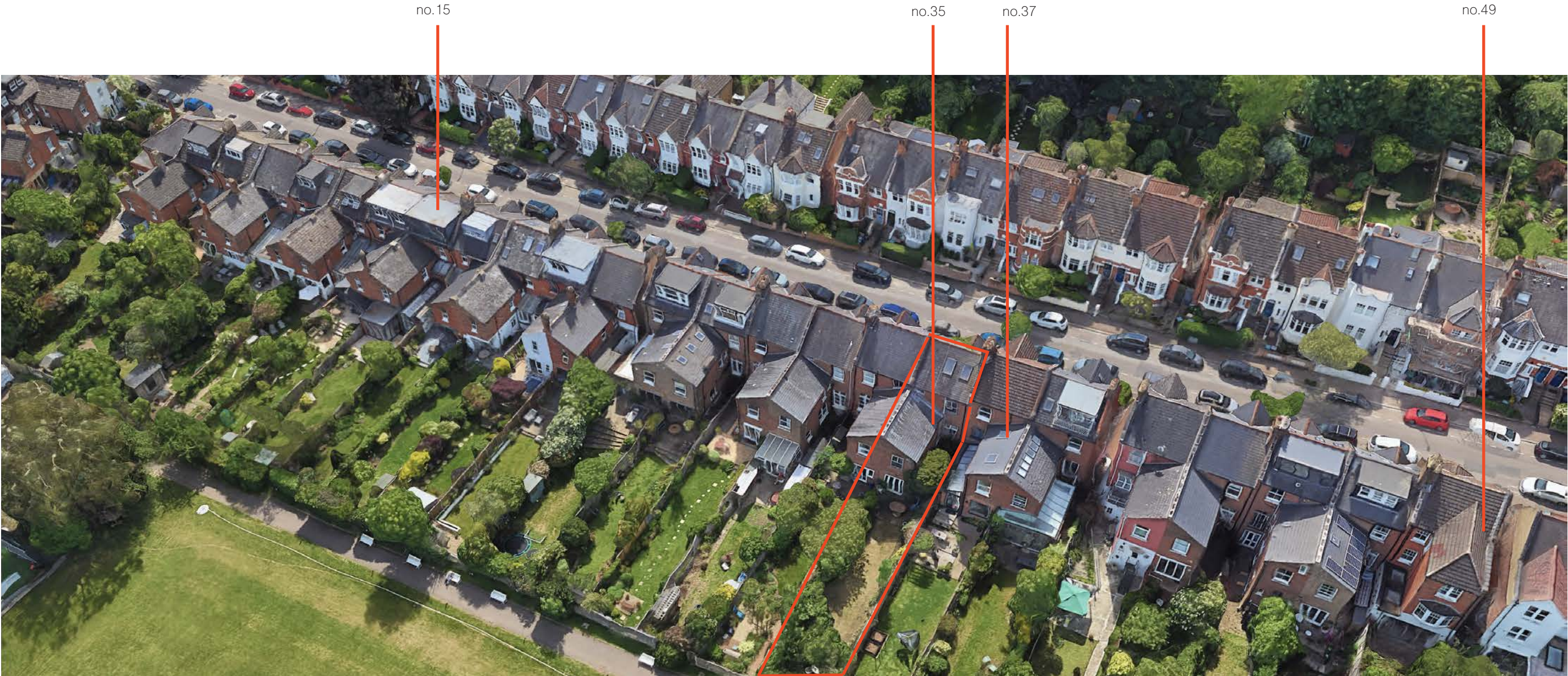


Lower ground floor storage

3.0 PLANNING PRECEDENTS

Research of recent planning applications on the street showed that a number of buildings have been successfully extended to meet the needs of their owners. Form, materials and proportion have been considered to elevate the existing building, provide design interest and enhance the living standards of its owners.

We have indentified the following examples of similar approved proposals along Glasslyn Road:



02. existing aerial rear view

3.1 PLANNING PRECEDENTS

REF: HGY/2021/3537

no.49 Glasslyn road: Further excavation of lower ground and front lightwell approved with conditions in 2021

Conclusion: The front lightwell would have a modest projection forward, so the railing design would not be prominent. The area is characterised by a number of front lightwells and similar railing detail. This would serve the existing living room, which would gain this as additional floor to ceiling headroom, rather than creating additional floorspace.

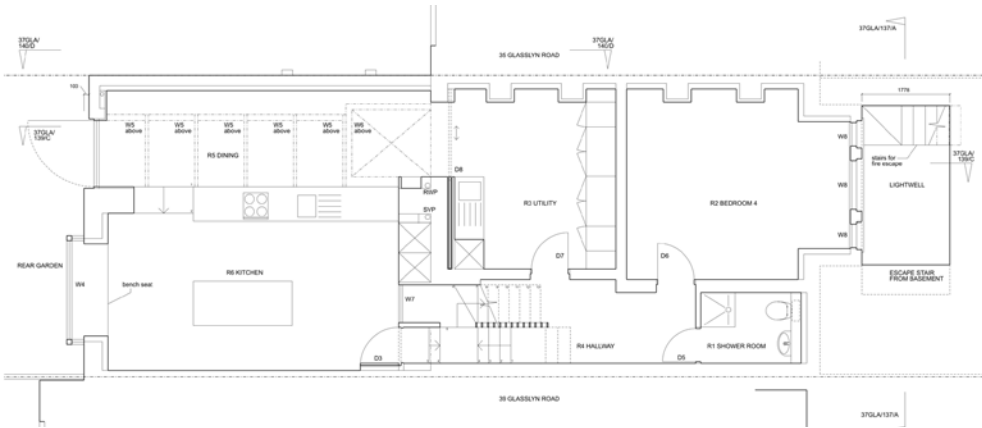
The level of excavation internally and for the lightwell would not require additional consideration beyond standard building regulations.



REF: HGY/2017/3450

no.37 Glasslyn road: Lowering of part of floor to existing basement and new lightwell to front approved with conditions in 2018

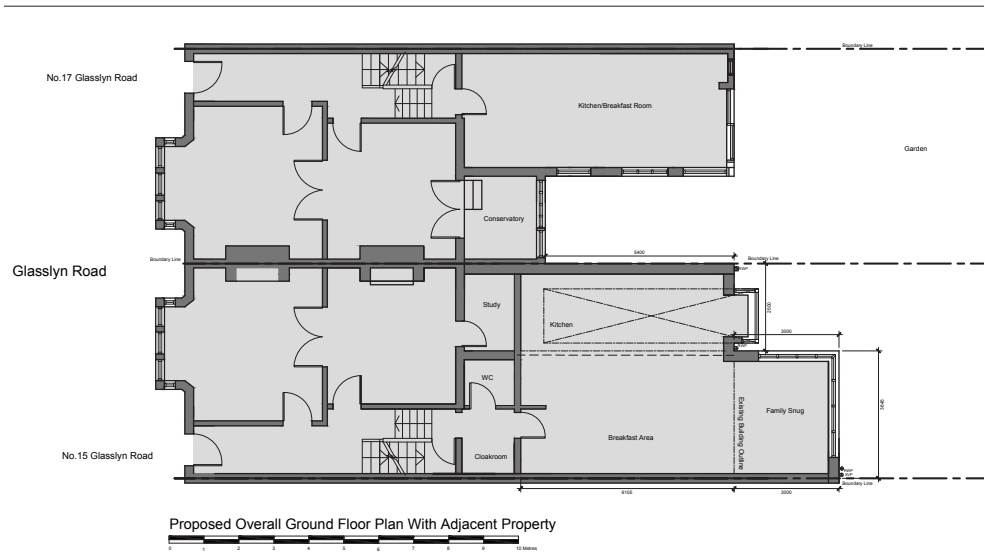
Conclusion: The visible parts of the extended basement would be to the front. However, it would only comprise of small railings around the edge of the lightwell and located behind a large hedge. As such, it would not be highly visible, either from neighbouring properties or from the streetscene and would preserve the character and appearance of the conservation area.



REF: HGY/2018/0143

no.15 Glasslyn road: Rear extension and side infill approved with conditions in 2018

Conclusion: The proposed extensions would respect the character and appearance of the Crouch End Conservation Area and would not result in an unacceptable impact upon the amenities of neighbouring occupants.



4.0 PROPOSED DEVELOPMENT

The proposal seeks to drop the front rooms of the existing building to achieve an appropriate ceiling height and take this level across to the rear to create a level-plan with the family living areas.

To achieve the level-plan between the front and rear, the garden is dug down to create the volume whilst not impacting the main building.

- The proposal involves the following:
- Infill to the side passage between the existing outrigger and the boundary line to number 37 Glasslyn road
 - Extend 3m out from the existing outrigger; as per Article 4 this would fall under permitted developement
 - New lightwell to the lower ground floor front bedroom
 - New windows for the front and rear

The scale and massing have been considered in respect of Building Research Establishment (BRE) Site Layout for Daylight and Sunlight. It's important to note the only neighbouring windows that are considered are rear facing windows as there are no side windows for both neighbours.

Diagram A shows a 45 degree line from no.37 outrigger is not affected by the proposals. Diagram B shows that the 45 degree line drawn from the the outrigger window is not interrupted by the ground floor extension.

In addition to the above, no.37 is higher up the hill that no.35 which reduces further any potential daylight loss.

Article 4 allows us to extend 3m beyond the outrigger but we feel that completing the extension full width is better from a design perspective fully utilizing the space in a sensitive way by not breaching the 45 degree rule with no.37.

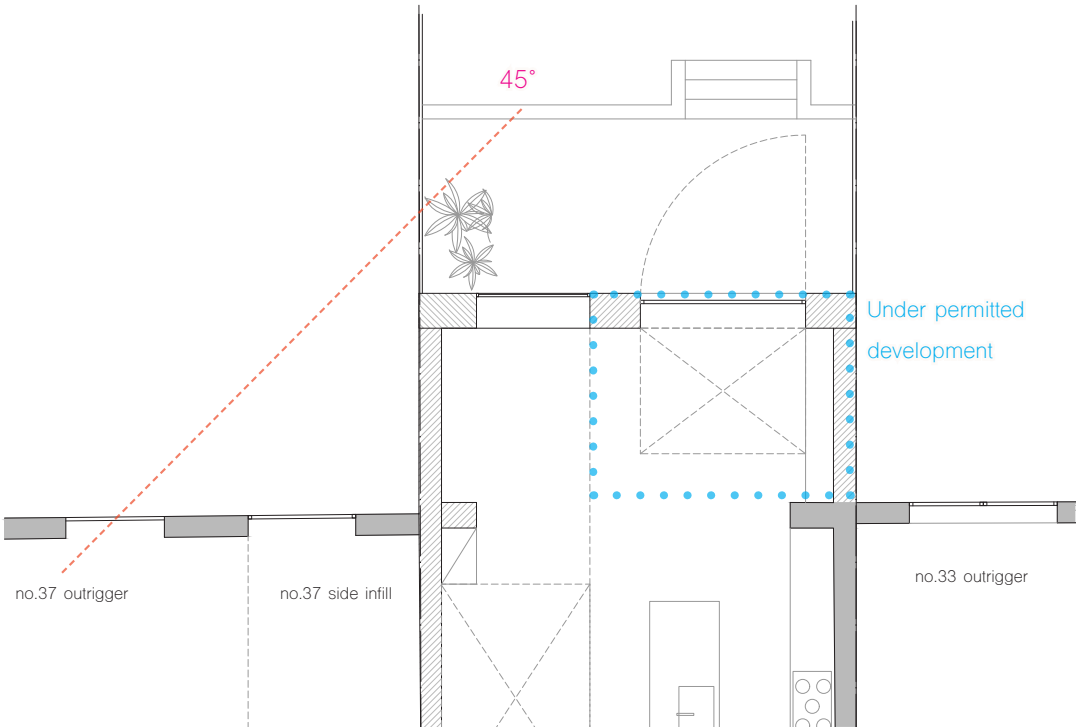


Diagram A

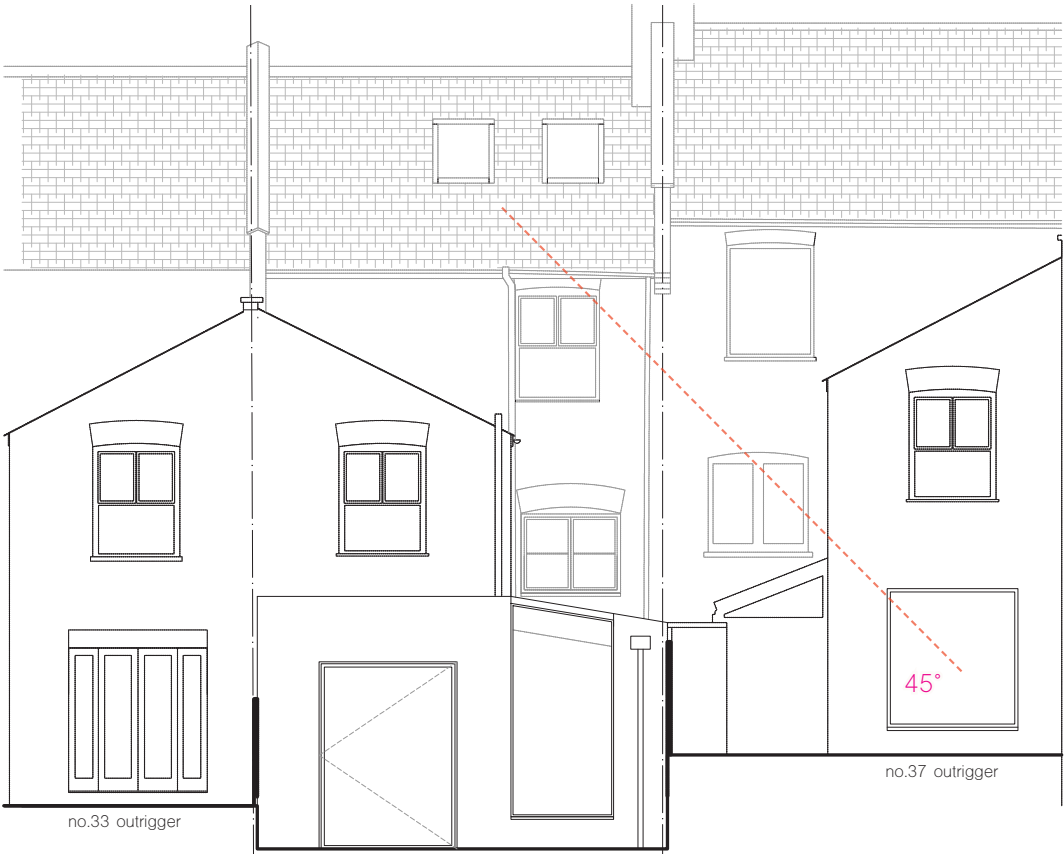


Diagram B

5.0 LAYOUT, ACCESS, SUSTAINABILITY, SCALE, TREES AND MATERIALS

Layout and use	The lower ground floor and ground floor are being renovated to improve the circulation and layout of the social spaces to be more suitable for family life.
Access	The building has direct access from Glasslyn Road through the front garden and this will be maintained. We are proposing to shift the position of the front wall opening to create a better connection to the front door of the property. The property has no off street parking. The proposal is not expected to increase the amount of car ownership for the property. All other aspects of the access to public transport remain unaltered.
Sustainability	The construction materials used in the renovation and new build elements will be sourced from either recycled materials or sustainably sourced materials such as FSC timber, non ozone depleting and non toxic insulation. Wherever possible materials will be locally sourced. The rear extension will have roof lights that will increase the natural light in the kitchen and family living spaces and provide opportunities for a welcoming and bright interior. The proposal will increase the thermal performance of the building by introducing insulation to all new external walls, floor and roof. The new glazed doors and rooflights will be triple glazed and fully sealed to adjacent structure for air tightness.
Scale & Tress	The proposed extension is subordinate to the main property and respects the integrity of the original design. At the rear of this row of terraced houses are mature gardens with trees beyond and a cricket ground. There is no view from ground level of the proposed extension from public areas and therefore no effect upon the local character of the conservation area. The proposed extension will not impact existing trees nearby
Materials	The proposed render finish echoes the render used in the front elevation. The colour and finish will complement the existing london stock brick. The glazed doors will be minimal, slimline in profile with a PPC aluminium finish to blend with the render.
Conclusion	In summary the proposed development would be of a size, design, materials and location which would respect the character of the property and the surrounding area and would not result in unacceptable detrimental effect upon the amenity of adjoining occupiers nor would the design detrimentally affect the character of the conservation area. Consideration has been put at the design stage to develop a sympathetic proposal to work well with the existing host building and work in harmony with the neighbours side infill extension. 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.

7.0 PRACTICE PROFILE

ROAR is an award winning RIBA chartered practice founded by Craig Rosenblatt and Shaun O'Brien in 2017. Inspired by the process of making, we collaborate with craftsmen, specialists and clients to create loved and purposeful spaces.

We are dedicated to working within the existing context, complementing the building fabric and the character of the area. We specialise in retrofit projects and firmly believe in prioritising retrofit over demolition and rebuild. Our approach focuses on driving the sustainability of our projects through passive strategies and natural materials.

Recent achievements include: Harringey Design Awards 2021 Winner, AJ Retrofit Awards 2022 Finalist, RIBA London award Shortlisted, Don't Move, Improve! 2021 featured, Architects Journal, Dwell and 25 Beautiful Homes publications



8.0 EXAMPLES OF WORK

Located in Kentish Town's Conservation Area, our Leverton Street project is a conversion of the end of terrace Victorian house into two self-contained, split level dwellings with extensions to the rear and a new mansard roof.



Located in Walthamstow, our Tennyson Road project is a CNC-milled stepped extension.



ROAR

address

2nd floor mezzanine,
8-11 St. John's Lane
London, EC1M 4BF

contact

www.roar-architects.com
[@roar_architects](https://www.instagram.com/roar_architects)

ROAR