

35 GLASSLYN ROAD

DESIGN AND ACCESS STATEMENT

Ref. 203. Doc 006 | 10.2023

ROAR

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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 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 existing stair to the loft is in an odd position conflicting with the bedroom below this is due to the head height required to reach the top floor. The current stair doesnt make good use of the space.



Rear facade



2nd floor bedroom looking out to the rear garden



Front facade



Ground floor reception



Ground floor outrigger bedroom



Ground floor outrigger family bathroom

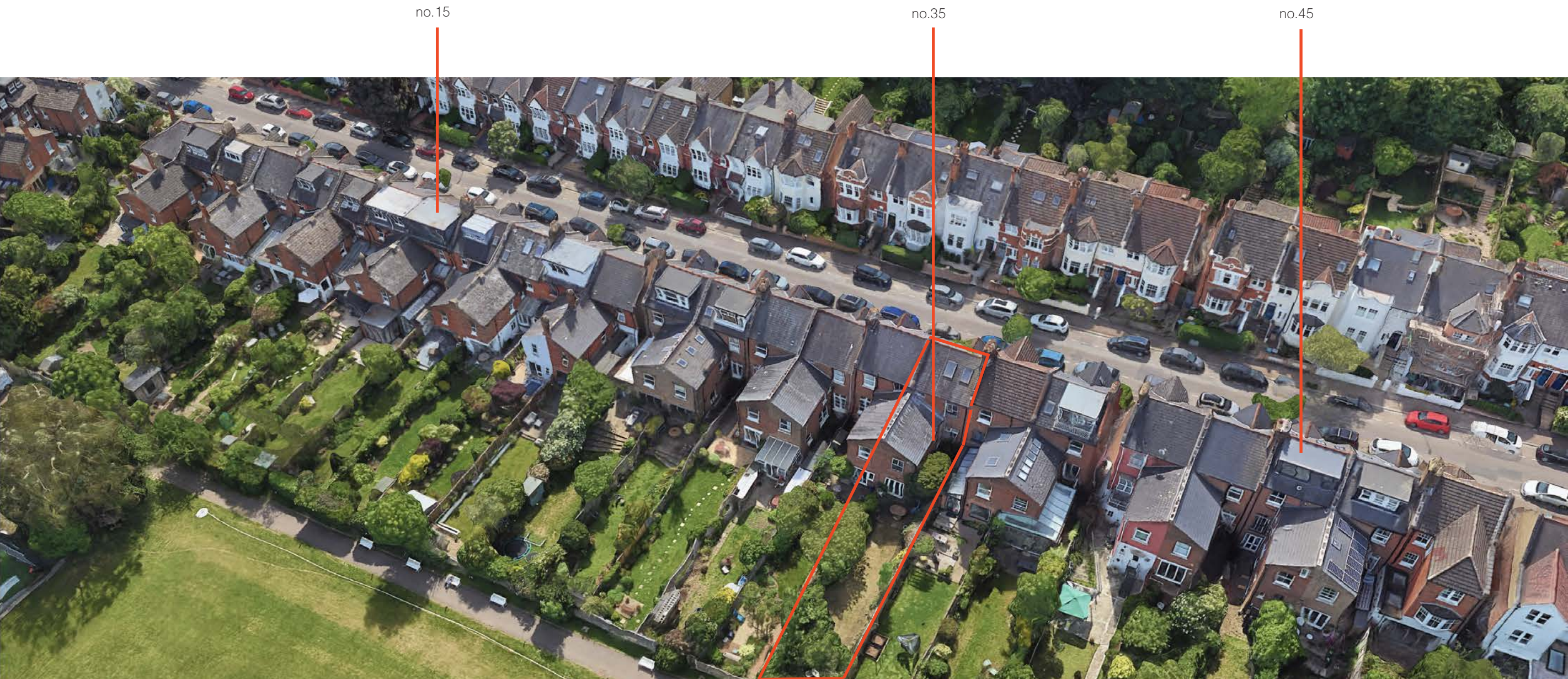


2nd floor staircase

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 identified the following examples of similar approved proposals along Glasslyn Road:



02. existing aerial rear view

3.1 PLANNING PRECEDENTS

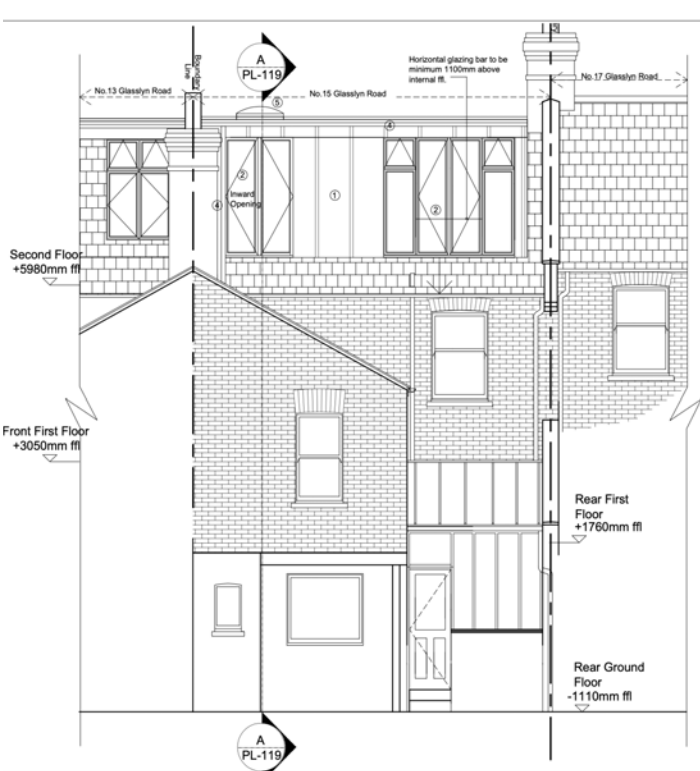
REF: HGY/2021/3537

no.15 Glasslyn road: Further excavation of lower ground and front lightwell approved with conditions in 2018

Conclusion:

The application site is located within a terrace that has a number of existing rear dormer extensions, including a couple of large roof extensions namely on the neighbouring site at No. 13 Glasslyn Road. The roof extension proposal will be set in from the ridge, eaves and parapet walls and be partially screened by the retained chimney stack and pitch slope of the existing double-storey outrigger. It is considered proportionate and subordinate to the host roof slope and is in keeping with the pattern of development in the area.

The location and scale of the extension would not project beyond the principal rear elevation, which in turn not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties at Nos. 13 and 17 Glasslyn Road. There will be no material loss of privacy to neighbouring properties.



REF: HGY/2018/0143

no.45 Glasslyn road: Rear extension and side infill approved with conditions in 2020

Conclusion:

3 Rear dormer roof extensions and front roof lights are a common and established feature of the surrounding area. No.43 has a rear dormer extending across most of the width of the roof. Other examples on Glasslyn Road include full-width dormers similar, or larger than, the proposal. They therefore inform the character and pattern of development of this part of the CA.

The proposed rear dormer roof extension would be similar to the larger examples found on Glasslyn Road by extending across the full width of the roof. However, unlike them, it would visibly sit further up within the roof slope above the eaves, and a clear set-down below the maximum ridge height of the main roof. Combined with the use of slate tiles to match the existing roof, and flat grey felt or rubber on its flat roof to closely match the roof tile colour, the result is considered to read as sufficiently subordinate to the roof and overall property to respect the character, appearance and pattern of development of the CA.



4.0 PROPOSED DEVELOPMENT

The proposal involves the replacement of the exsiting rear pitched roof with a single storey rear dormer, two new skylights on the flat roof and three rooflights on the existing front pitched roof.

The design proposal has been developed in reference to several recent and local approved applications, which are within the same Conservation Area.

The design of the dormer is set back from the eaves to ensure the scale of the developemnt remains subservient to that of the existing building and is in keeping with similar approved development in the local area.

Layout and use

The 2nd and 1st floors are being renovated to improve the circulation and layout to be more suitable for family life. The proposed new roof extension will provide a bedroom with an ensuite and house the new staircase making better use of the space below.

Access

The building has direct access from Glasslyn Road through the front garden and this will be maintained.

Access to the 2nd floor will be via a new timber staircase which complies with Approved Document K of the current Building Regulations. All other access is to remain as it currently exists.

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 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

The proposal is for a rear dormer extension similar to many other houses in the Conservation Area, including large roof extensions at no.15 and 45 Glasslyn road.

The roof extension will be set from the ridge, eaves and parapet walls and be partially screended by the existing two storey outrigger.

The rear domer extension is proportionate and subordinate to the host roof slope and is in keeping with the pattern of development in the area.

Materials

Standing seam cladding is proposed for the dormer walls to match the colour of the existing grey tiles. The flat roof above the dormer is to be grey rubber to match the colour of the existing grey slate tiles.

Conclusion

The proposal creates a high quality extension and is a sustainable redevelopment of an existing site, making better use of the land.

The proposed extension relates well to the existing building and to its surroundings. The proposed development would be of a size, design and materials which would respect the character of the property and the surrounding area and would not result in an unacceptable detrimental effect upon the amenity of adjoining occupiers nor would the design detrimentally affect the character of the Conservation Area.

Several recent and local approved applications were reviewed and used as guidance for sizes and style.



5.0 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



6.0 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.



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